PT OF SW1/4 OF SE1/4
IN OR 2066/678
(EX RD PT OR 922/1500)

LYONS THOMAS & TINA
37338 POWELL LN
HILLIARD, FL 32046

2024

03-3N-24-0000-0006-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

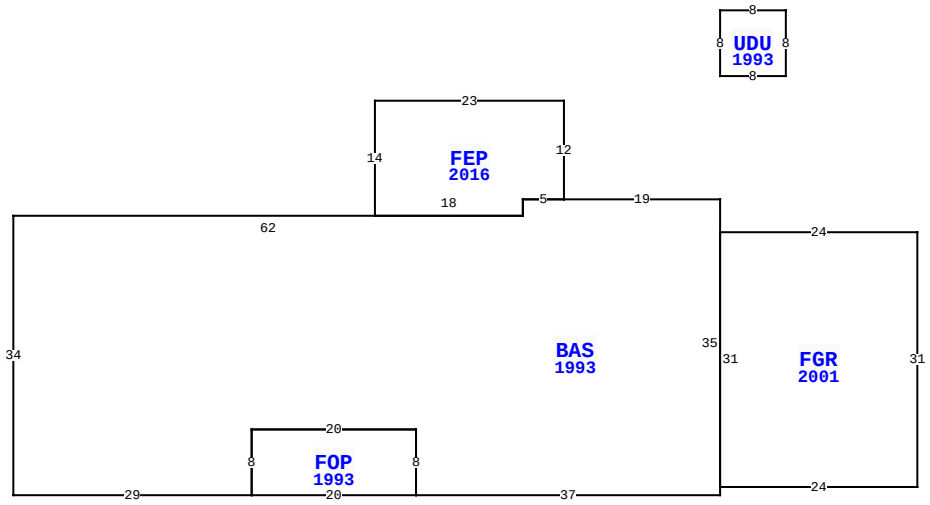
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,812	100	2,812	219,703
FEP	312	80	250	19,533
FGR	744	55	409	31,955
FOP	160	30	48	3,750
UDU	64	55	35	2,734
TOTALS	4,092		3,554	277,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,554	87.4800	109.35	388,630	1977	1982	0	0	0	28.55	71.45

1 SNGL FAM – 100% - 2017 Heated Area: 2812 HX Base Yr 2017



37338 POWELL LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,676
TOTAL MARKET OB/XF VALUE		34,732
TOTAL LAND VALUE - MARKET		99,500
TOTAL MARKET VALUE		411,908
SOH/AGL Deduction		172,585
ASSESSED VALUE		239,323
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,323
TOTAL JUST VALUE		411,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703173	REPAIR/RRF	16,530	05/19/2017
B1429553	GARAGE	36,808	11/28/2014
B941064	GARAGE	12,640	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2066/0678	8/18/2016	WD	Q	I	02	267,500
GRANTOR: STEPHENS ROBERT E & K						
GRANTEE: LYONS THOMAS & TINA						
1913/1462	4/09/2014	WD	Q	I	01	220,000
GRANTOR: MCGREGOR VIRGINIA A						
GRANTEE: STEPHENS ROBERT E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FEP=[YR=2016] N12 W23 S14 E18 N2 E5$ W5 S2 W62 S34 E29 FOP=[YR=1993] E20 N8 W20 S8$ N8 E20 S8 E37 N1 FGR=[YR=2001] E24 N31 W24 S31$ N35$ PTR=N15 UDU=[YR=1993] N8 E8 S8 W8$ S15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0510	GARAGE WD-	0	100	36	24	864.00	SF	35.00	35.00	100	1980	1980	3	20	6,048	
3	0810	CONCRETE A	0	100	66	3	198.00	SF	6.50	6.50	100	1980	1980	3	32.5	418	
4	0810	CONCRETE A	0	100	18	4	72.00	SF	6.50	6.50	100	1994	1994	3	68	318	
5	0350	CARPORT WD	0	100	40	14	560.00	SF	9.36	9.36	100	1985	1985	3	20	1,048	
6	0810	CONCRETE A	0	100	20	18	360.00	SF	6.50	6.50	100	2000	2000	3	79	1,849	
7	0510	GARAGE WD-	0	100	33	26	858.00	SF	35.00	35.00	100	2015	2015	3	78	23,423	

LAND DESCRIPTION

TOTAL OB/XF 34,732

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.98	AC		1.00	1.00	1.00	25,000.00	25,000.00	99,500							

REVIEW DATE 03/27/2024 BY WWA Total Acres: 3.98 Total Land Value: 99,500 Market: 0 Agricultural: 0 Common: 99,500 PRINTED 08/06/2024 BY SYS