LOT 27
MAP TWNS 3 4 5 RGE 23 & 24

WINE WILLIAM EARNEST/MCMILLAN SHEILA D
37057 MAGNOLIA CT
HILLIARD, FL 32046

2024

03-3N-24-2300-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	01	MINIMUM 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

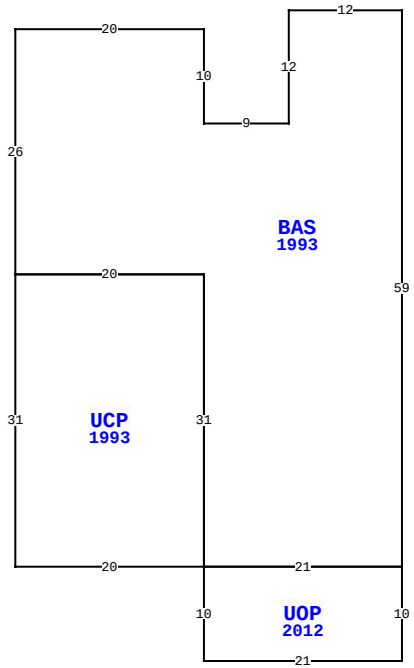
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,651	100	1,651	70,298
UCP	620	20	124	5,280
UOP	210	20	42	1,788
TOTALS	2,481		1,817	77,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,817	83.0000	78.85	143,270	1950	1950	0	0	0	46.00	54.00

1 SINGLE FAM – 100% - 0 Heated Area: 1651 HX Base Yr



37216 WINE DR, 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		77,366
TOTAL MARKET OB/XF VALUE		990
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		268,356
SOH/AGL Deduction		207,236
ASSESSED VALUE		61,120
TOTAL EXEMPTION VALUE	HX HB WR	41,120
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		268,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13047	RE-ROOF	9,000	08/01/2012
R970639	REPAIR/RRF	175	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2721/1207	6/26/2024	LE	U	I	11	100

GRANTOR: WINE DANA E
GRANTEE: WINE WILLIAM EARNES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S12 W9 N10 W20 S26 UCP=[YR=1993] S31 E20 N31 W20$ E20 S31 UOP=[YR=2012] S10 E21 N10 W21$ E21 N59$.

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	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	1977	1977	3	28	990	

LAND DESCRIPTION

TOTAL OB/XF 990

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	0007	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/06/2024 BY SYS