PT OF LOTS 7 & 8
IN OR 2714/1426
LINCOLN SUB UNRECORDED

SHINELIGHT ENTERPRISES LLC
4170 BROAD CREEK LANE
JACKSONVILLE, FL 32218

2024

05-3N-24-2340-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

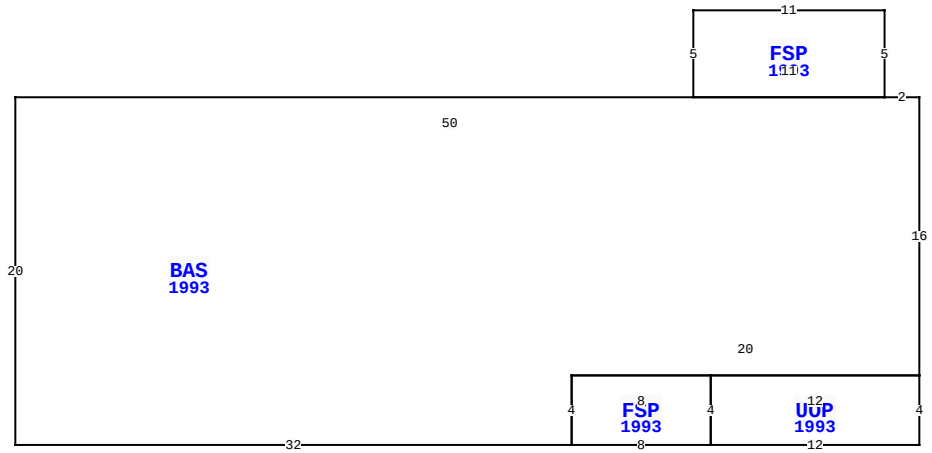
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	80,601
FSP	32	40	13	1,091
FSP	55	40	22	1,847
UOP	48	20	10	840
TOTALS	1,095		1,005	84,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,005	105.8400	100.55	101,053	1956	1986	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 0 Heated Area: 960 HX Base Yr



37993 OXFORD ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		84,379
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		22,200
TOTAL MARKET VALUE		106,579
SOH/AGL Deduction		73,309
ASSESSED VALUE		33,270
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,270
TOTAL JUST VALUE		106,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090101	MECH OTHER	0	12/07/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/1426	3/28/2024	SW	U	I	11	100
GRANTOR: MELTON LOUVEDA						
GRANTEE: SHINELIGHT ENTERPRI						
1550/1766	2/01/2008	FJ	U	I	11	100
GRANTOR: CITIFINANCIAL MORTGAG						
GRANTEE: MELTON LOUVEDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FSP=[YR=1993] N5 W11 S5 E11 $ W50 S20 E32
FSP=[YR=1993] E8 UOP=[YR=1993] E12 N4 W12 S4 $ N4 W8 S4 $
N4 E20 N16 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	SFR	100	0006	R-3	100.00	100.00	100.00	FF	4	0.74	1.00	0.74	300.00	222.00	22,200							

REVIEW DATE 05/14/2024 BY WWA Total Acres: 0.00 Total Land Value: 22,200 Market: 0 Agricultural: 0 Common: 22,200 PRINTED 08/06/2024 BY SYS