

PT OF E1/2 OF LOT 14
PT OR 710/569
(EX S-3 & S-4)

MCCONNELL CRIS W
37321 MILL STREET
HILLIARD, FL 32046-6805

2024

05-3N-24-2340-0014-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	01	NONE 100
Heating Type	07	RAD ELEC 100
Bedrooms	2 100	
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	01	Quality Level 01
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	504	100	504	33,952
UOP	56	20	11	741
TOTALS	560		515	34,694

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND
1	1242	WD DECK A	0	0	14	6			84.00	SF	7.50		7.50

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	0	0006	R-3	105.00	126.00	105.00	FF	4	0.83	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	515	92.7000	88.06	45,351	1958	1958	0	0	0	23.50	76.50	
1 SINGLE FAM - 0% - 0 Heated Area: 504 HX Base Yr													
BAS 1993 UOP 1993													
371168 OXFORD ST, HILLIARD													

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

TOTAL OB/XF													
126													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	0	0006	R-3	105.00	126.00	105.00	FF	4	0.83	1.00

Total Acres: 0.00 Total Land Value: 26,145 Market: 0 Agricultural: 0 Common: 26,145

NASSAU COUNTY PROPERTY			
PAGE 1 of 1 3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		34,694	
TOTAL MARKET OB/XF VALUE		126	
TOTAL LAND VALUE - MARKET		26,145	
TOTAL MARKET VALUE		60,965	
SOH/AGL Deduction		3,523	
ASSESSED VALUE		57,442	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		57,442	
TOTAL JUST VALUE		60,965	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		59,339	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110238	ELEC OTHER	1	10/05/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0710/0569	8/01/1994	WD	U	I	01	39,100	
GRANTOR: MCCONNELL IVOR & CRIS							
GRANTEE: MCCONNELL IVOR & CR							
0287/0283	2/01/1979	WD	Q	V		1,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W28 S16 UOP=[YR=1993] S4 E14 N4 W14 \$ E14 S4 E14 N20 \$.													

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	0	0006	R-3	105.00	126.00	105.00	FF	4	0.83	1.00

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