PT LOTS 6,7 PT SE1/4 OF NE1/4
SEC 5-3N-24E
PLEASANT PARK PBK 2/21

WELCH JACOB LEROY & TAMMY JEAN
37089 PLEASANT PARK LANE
HILLIARD, FL 32046

2024

05-3N-24-2360-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

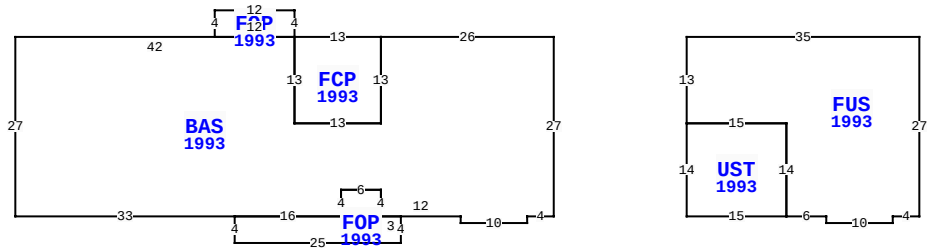
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
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	2,004	100	2,004	181,683
FCP	169	25	42	3,807
FOP	48	30	14	1,269
FOP	124	30	37	3,354
FUS	745	100	745	67,542
UST	210	45	94	8,522
TOTALS	3,300		2,936	266,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,936	96.0680	120.08	352,555	1960	1980	0	0	0	24.50	75.50

1 SNGL FAM – 0% - 2023 Heated Area: 2749 HX Base Yr



37089 PLEASANT PARK LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	266,179
TOTAL MARKET OB/XF VALUE	24,739
TOTAL LAND VALUE - MARKET	83,394
TOTAL MARKET VALUE	374,312
SOH/AGL Deduction	0
ASSESSED VALUE	374,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	374,312
TOTAL JUST VALUE	374,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	363,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21686	ELEC OTHER	0	03/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/1724	6/01/2022	SW	Q	I	01	445,000
GRANTOR: KIMBERLY'S REAL ESTAT						
GRANTEE: WELCH JACOB LEROY &						
2169/1833	1/09/2018	QC	U	I	11	100
GRANTOR: LEE JOAN DAVIS ET AL						
GRANTEE: KIMBERLY'S REAL EST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FCP=[YR=1993] W13 FOP=[YR=1993] N4 W12 S4 E12$ S13 E13 N13$ S13 W13 N13 W42 S27 E33 FOP=[YR=1993] S4 E25 N4 W3 N4 W6 S4 W16$ E16 N4 E6 S4 E12 S1 E10 N1 E4 N27$ PTR=E20 FUS=[YR=1993] E35 S27 W4 S1 W10 N1 W6 UST=[YR=1993] W15 N14 E15 S14$ N14 W15 N13$ W20$.

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	0511	GARAGE CB-	0	0	12	19	228.00	SF	30.00	30.00	100	1969	1969	3	20	1,368	
2	0510	GARAGE WD-	0	0	0	0	570.00	SF	26.95	26.95	100	1980	1980	3	20	3,072	
3	0811	CONCRETE B	0	0	0	0	611.00	SF	3.64	3.64	100	1970	1970	3	21	467	
4	0812	CONCRETE C	0	0	0	0	5,866.00	SF	4.00	4.00	100	1990	1990	3	59.5	13,961	
5	0812	CONCRETE C	0	0	0	0	2,467.00	SF	4.00	4.00	100	1990	1990	3	59.5	5,871	

LAND DESCRIPTION

TOTAL OB/XF 24,739

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	0	0004	CI	0.00	0.00	36,596.00	SF		1.00	1.00	1.00	1.50	1.50	54,894							
2	000000	C	VAC RES	0		CI	0.00	0.00	0.95	AC		1.00	1.00	1.00	30,000.00	30,000.00	28,500							

REVIEW DATE 09/06/2022 BY TWA Total Acres: 0.95 Total Land Value: 83,394 Market: 0 Agricultural: 0 Common: 83,394 PRINTED 08/06/2024 BY SYS