BLK 2 PT OF LOT 1 & PT OF
SEC 9-3N-24E IN OR 171/164,
OR 256/111,OR 256/113,

SELDOMRIDGE JOHN M & CATHY
P O BOX 3
HILLIARD, FL 32046-0003

2024

08-3N-24-2380-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

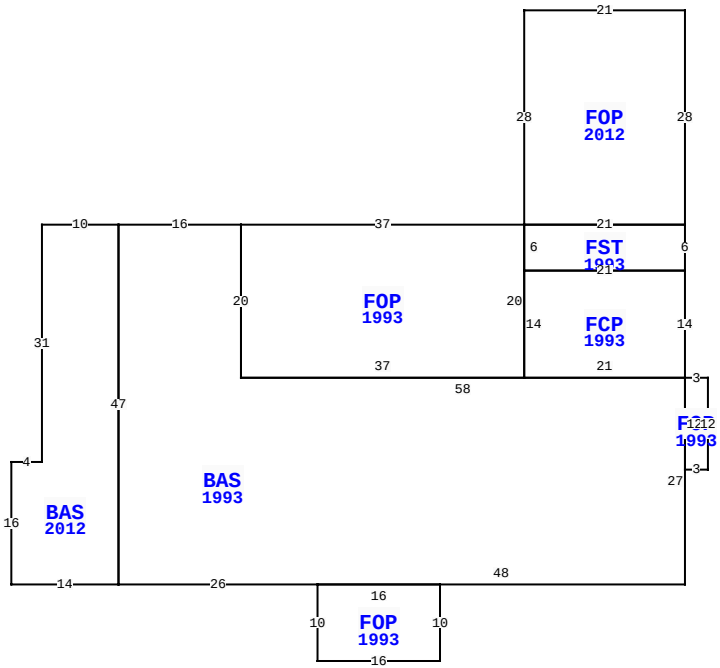
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	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	2,318	100	2,318	201,485
BAS	534	100	534	46,416
FCP	294	25	74	6,432
FOP	36	30	11	956
FOP	160	30	48	4,172
FOP	740	30	222	19,297
FOP	588	30	176	15,298
FST	126	55	69	5,998
TOTALS	4,796		3,452	300,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,452	86.6088	108.26	373,714	1977	1982	0	0	0	19.71	80.29

1 SNGL FAM – 100% - 0 Heated Area: 2852 HX Base Yr



37047 TOW TRUCK LN, 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		300,055
TOTAL MARKET OB/XF VALUE		47,991
TOTAL LAND VALUE - MARKET		122,186
TOTAL MARKET VALUE		470,232
SOH/AGL Deduction		280,483
ASSESSED VALUE		189,749
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,749
TOTAL JUST VALUE		470,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93040555	ADDITION	6,000	04/13/1993
87-721	N/A	3,000	02/11/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W3 FCP=[YR=1993] N14 FST=[YR=1993] N6 FOP=[YR=2012] N28 W21 S28 FOP=[YR=1993] W37 BAS=[YR=1993] W16 BAS=[YR=2012] W10 S31 W4 S16 E14 N47 $ S47 E26 FOP=[YR=1993] S10 E16 N10 W16$ E48 N27 W58 N20$ S20 E37 N20$ E21$ W21 S6 E21$ W21 S14 E21$ S12 E3 N12$.

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	0812	CONCRETE C	0	100	0	0	1,578.00	SF	4.00	4.00	100	1987	1987	3	52	3,282	
2	0510	GARAGE WD-	0	100	24	24	657.00	SF	35.00	35.00	100	1988	1988	3	20	4,599	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	930	
4	0861	POOL GUNIT	0	100	35	19	665.00	SF	85.00	85.00	100	1985	1985	3	20	11,305	
5	0845	KOOL DECK	0	100	0	0	792.00	SF	7.25	7.25	100	1985	1985	3	47	2,699	
6	0510	GARAGE WD-	0	100	30	24	720.00	SF	21.00	21.00	100	1980	1980	3	20	3,024	
7	0812	CONCRETE C	0	100	80	50	4,000.00	SF	4.00	4.00	100	1989	1989	3	57	9,120	
8	0681	POLE SHED	0	100	64	24	1,536.00	SF	15.00	15.00	100	1989	1989	3	20	4,608	
9	0350	CARPORT WD	0	100	30	24	720.00	SF	13.00	13.00	100	2020	2020	3	90	8,424	

LAND DESCRIPTION

TOTAL OB/XF 47,991

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	0005	C-1	-200.00	250.00	81,457.00	SF		1.00	1.00	0.75	2.00	1.50	122,186							

REVIEW DATE 06/16/2021 BY TWA Total Acres: 0.00 Total Land Value: 122,186 Market: 0 Agricultural: 0 Common: 122,186 PRINTED 08/06/2024 BY SYS