

BLOCK 13 NW CORNER LOT
IN OR 1928/1816 (EX PT LYING
IN PECAN STREET & EX ESMT IN

VANZANT ERICA
37210 PECAN ST
HILLIARD, FL 32046

2024

08-3N-24-2380-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	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	1,057	100	1,057	94,700
FSP	91	40	36	3,225
TOTALS	1,148		1,093	97,925

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0	0	8	8			21.30	100	2002

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	C-1	102.00	60.00	5,846.00	SF	1.00

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
0100	01	1,093	115.0100	109.26	119,421	1930	1980	0	0	0	18.00	82.00													
1 SINGLE FAM - 0% - 0																									
Heated Area: 1057																									
HX Base Yr																									
Diagram showing lot dimensions and area calculations: - Top: 20 - Bottom: 13 - Left: 31 - Right: 38 - Extension (bottom left): 13 wide, 7 high - Main area: BAS 1993 - Extension area: FSP 1993																									
37210 PECAN ST, HILLIARD																									
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>														BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		97,925	
TOTAL MARKET OB/XF VALUE		273	
TOTAL LAND VALUE - MARKET		10,230	
TOTAL MARKET VALUE		108,428	
SOH/AGL Deduction		6,599	
ASSESSED VALUE		101,829	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		101,829	
TOTAL JUST VALUE		108,428	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		103,831	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1928/1816	7/17/2014	SW	U	I	12	20,100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: VANZANT ERICA						
1924/1112	6/26/2014	CT	U	I	18	100
GRANTOR: NASSAU COUNTY CLERK 0						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W3 N8 W20 S8 W3 S31 FSP=[YR=1993] S7E13 N7 W13\$ E13 S7 E13 N38\$.											

TOTAL OB/XF											
273											
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