BLOCK 14 LOT 4
IN OR 2087/147
TOWN OF HILLIARD

ISAACS JAMES WARREN &/CEBE KATHERINE MARGARET
3755 THIRD ST W
HILLIARD, FL 32046

2024

08-3N-24-2380-0014-0041

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

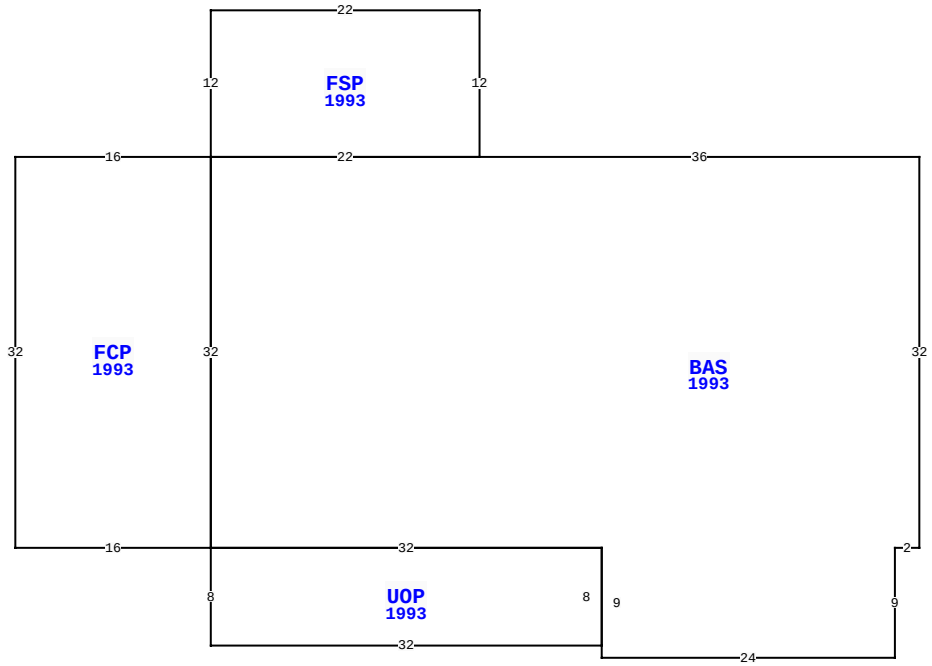
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,072	100	2,072	147,149
FCP	512	25	128	9,090
FSP	264	40	106	7,528
UOP	256	20	51	3,622
TOTALS	3,104		2,357	167,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,357	134.4511	127.73	301,060	1950	1950	0	0	0	44.40	55.60

1 SINGLE FAM – 0% - 0 Heated Area: 2072 HX Base Yr



3755 W THIRD ST, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	167,389
TOTAL MARKET OB/XF VALUE	13,800
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	244,189
SOH/AGL Deduction	14,565
ASSESSED VALUE	229,624
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,624
TOTAL JUST VALUE	244,189
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2087/0147	11/29/2016	WD	Q	I	01	180,000

GRANTOR: WADE RITA DAVIS A/K/A

GRANTEE: ISAACS JAMES WARREN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 FSP=[YR=1993] N12 W22 S12 FCP=[YR=1993] W16 S32 E16 UOP=[YR=1993] S8 E32 N8 W32$N32$ E22 $ W22 S32 E32 S9 E24 N9 E2 N32 $.

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	0910	SCRN RM L	0	0	26	42	1,092.00	SF	15.00	15.00	100	1979	1979	3	20	3,276	
2	0861	POOL GUNIT	0	0	14	30	420.00	SF	85.00	85.00	100	1979	1979	3	20	7,140	
3	0845	KOOL DECK	0	0	0	0	546.00	SF	7.25	7.25	100	1979	1979	3	30	1,188	
4	0811	CONCRETE B	0	0	16	40	640.00	SF	5.20	5.20	100	1993	1993	3	66	2,196	

LAND DESCRIPTION

TOTAL OB/XF 13,800

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	0	0006	R-2	105.00	210.00	105.00	FF		1.00	1.00	1.00	300.00	300.00	31,500							
2	000100	C	SFR	0	0006	R-2	105.00	210.00	105.00	FF		1.00	1.00	1.00	300.00	300.00	31,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/06/2024 BY SYS