BLOCK 15 PT OF LOT 3
IN OR 692 PG 1624
TOWN OF HILLIARD

FRANKLIN CARROL E & JUDY L
PO BOX 809
HILLIARD, FL 32046-0809

2024

08-3N-24-2380-0015-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

37416 W THIRD ST, HILLIARD

BLD DATE	07/12/2021	KKX	LGL DATE	07/12/2021 KKX
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	540
TOTAL LAND VALUE - MARKET	39,405
TOTAL MARKET VALUE	39,945
SOH/AGL Deduction	5,604
ASSESSED VALUE	34,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,341
TOTAL JUST VALUE	39,945
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0692/1624	11/23/1993	WD	Q	I		25,000
GRANTOR: SHEHEANE WM & MARILYN						
GRANTEE: FRANKLIN CARROL & J						
0502/1176	11/01/1986	WD	U	I		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0424	CL FNC 6'	0	0	0	0	100.00	LF	20.00	20.00	100	1990	1990	3	27	540	

LAND DESCRIPTION

TOTAL OB/XF 540

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	001001	C	V CM/XFOBT	0		C-1	-100.00	200.00	22,517.00	SF		1.00	1.00	1.00	1.75	1.75	39,405							

REVIEW DATE 07/12/2021 BY KKX Total Acres: 0.00 Total Land Value: 39,405 Market: 0 Agricultural: 0 Common: 39,405 PRINTED 08/06/2024 BY SYS