

BLOCK 18 PT OF LOT 4
IN OR 2389/197
TOWN OF HILLIARD

CRAY CYNTHIA D
37075 WEST 4TH ST
HILLIARD, FL 32046

2024

08-3N-24-2380-0018-0041



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
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	100
Frame	03	MASONRY 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	1,296	100	1,296	88,770
FCP	288	25	72	4,932
FEP	336	80	269	18,425
FOP	48	30	14	959
TOTALS	1,968		1,651	113,085

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	189.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	159.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-2	70.00	100.00	70.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,651	103.0000	97.85	161,550	1960	1967	0	0
1 SINGLE FAM - 100% - 2022 Heated Area: 1296 HX Base Yr 2022									

37075 W FOURTH ST, HILLIARD				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1977	1977	3	40	1,400		
189.00	SF	6.50	6.50	100	1960	1960	3	20	246		
159.00	SF	6.50	6.50	100	1997	1997	3	73	754		

TOTAL OB/XF 2,400									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-2	70.00	100.00	70.00

Total Acres: 0.00 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					113,085				
TOTAL MARKET OB/XF VALUE					2,400				
TOTAL LAND VALUE - MARKET					21,000				
TOTAL MARKET VALUE					136,485				
SOH/AGL Deduction					16,062				
ASSESSED VALUE					120,423				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					70,423				
TOTAL JUST VALUE					136,485				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					132,076				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9710-247	XFOB	0	09/24/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2389/0197	2/13/2020	QC	U	I	11	100
GRANTOR: BURCH JANICE J						
GRANTEE: CRAY CYNTHIA D						
0819/1647	1/16/1998	QC	U	I	07	100
GRANTOR: BURCH JANICE JUANITA						
GRANTEE: BURCH JANICE J & CY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FEP=[YR=1997] W48 FCP=[YR=1997] N12 W16 S18 E16 N6\$ S8 BAS=[YR=1993] S25 E24 FOP=[YR=1993] S4 E12 N4 W12 \$ E12 S4 E12 N33 W12 S4 W36 \$ E36 N4 E12 N4 \$.									

OTHER ADJUSTMENTS AND NOTES									

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