BLOCK 18 PT OF LOTS 1 & 4
IN OR 998/294
TOWN OF HILLIARD

WATSON DANIEL P & EMILY JEAN
PO BOX 936
HILLIARD, FL 32046-0936

2024

08-3N-24-2380-0018-0043

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

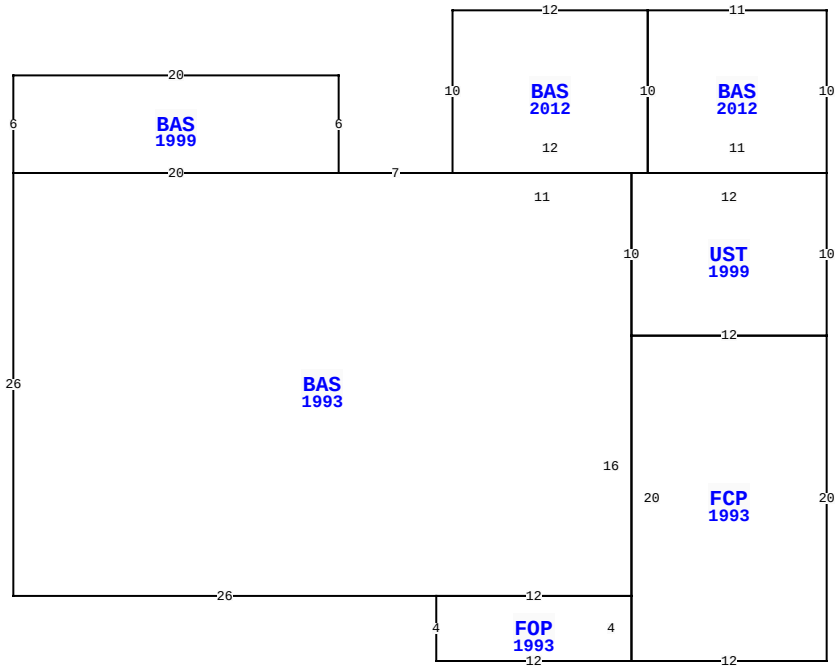
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	988	100	988	83,459
BAS	120	100	120	10,137
BAS	110	100	110	9,292
BAS	120	100	120	10,137
FCP	240	25	60	5,068
FOP	48	30	14	1,182
UST	120	45	54	4,562
TOTALS	1,746		1,466	123,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,466	112.2000	106.59	156,261	1960	1969	0	0	0	20.75	79.25

1 SINGLE FAM – 100% - 2003 Heated Area: 1338 HX Base Yr 2003



37412 ORANGE ST, 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		123,837
TOTAL MARKET OB/XF VALUE		1,027
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		147,364
SOH/AGL Deduction		63,881
ASSESSED VALUE		83,483
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		33,483
TOTAL JUST VALUE		147,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0998/0294	7/17/2001	WD	Q	I		87,500
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: WATSON DANIEL & EMI						
0693/0163	11/30/1993	QC	U	I	01	100
GRANTOR: FRANKLIN BOBBY & LAMO						
GRANTEE: FRANKLIN BOBBY Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W11 BAS=[YR=2012] W12 S10 BAS=[YR=1993] W7 BAS=[YR=1999] N6 W20 S6 E20 $ W20 S26 E26 FOP=[YR=1993] S4 E12 FCP=[YR=1993] E12 N20 W12 S20 $ N4 W12 $ E12 N16 UST=[YR=1999] E12 N10 W12 S10 $ N10 W11 $ E12 N10 $ S10 E11 N10 $.

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	0810	CONCRETE A	0	100	20	10	200.00	SF	6.50	6.50	100	2000	2000	3	79	1,027	

LAND DESCRIPTION

TOTAL OB/XF 1,027

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	0006	R-2	75.00	130.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/06/2024 BY SYS