BLOCK 47 LOT 2 EX S-1
IN OR 2239/1049
(NORTH OF KINGS FERRY ROAD)

SMITH PATRICIA D/SMITH HANNAH D
37177 ORANGE ST
HILLIARD, FL 32046

2024

08-3N-24-2380-0047-0020

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

37149 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	0
TOTAL MARKET OB/XF VALUE	1,445
TOTAL LAND VALUE - MARKET	33,900
TOTAL MARKET VALUE	35,345
SOH/AGL Deduction	6,750
ASSESSED VALUE	28,595
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,595
TOTAL JUST VALUE	35,345
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180125	DEMOLITION	0	05/31/2018
20090099	ADDITION	650	11/23/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2239/1049	9/07/2018	SW	U	I	11	100
GRANTOR: WILIAMS SHARON D & JO						
GRANTEE: SMITH PATRICIA D &						
2182/1631	2/28/2018	AD	U	I	21	21,000
GRANTOR: SW RENTALS INC						
GRANTEE: SMITH PATRICIA D &						

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	0810	CONCRETE A	0	0	28	9	252.00	SF	6.50	6.50	100	1990	1990	3	59.5	975	
2	0751	UOP	0	0	14	8	112.00	SF	7.50	7.50	100	2009	2009	3	56	470	

LAND DESCRIPTION

TOTAL OB/XF 1,445

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	000001	C	V RS W/XFOB	0	0006	R-2	86.00	140.00	86.00	FF		1.00	1.00	1.00	300.00	300.00	25,800							
2	000001	C	V RS W/XFOB	0	0006	R-2	54.00	140.00	54.00	FF		1.00	1.00	0.50	300.00	150.00	8,100							

REVIEW DATE 08/31/2022 BY KBA Total Acres: 0.00 Total Land Value: 33,900 Market: 0 Agricultural: 0 Common: 33,900 PRINTED 08/06/2024 BY SYS