BLOCK 52 LOT E1/2 OF 4
IN OR 2216/1732
TOWN OF HILLIARD

SHELDON AMANDA K
37255 W 1ST ST
HILLIARD, FL 32046

**2024**

**08-3N-24-2380-0052-0041**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 | 06 | Quality Level 06 |

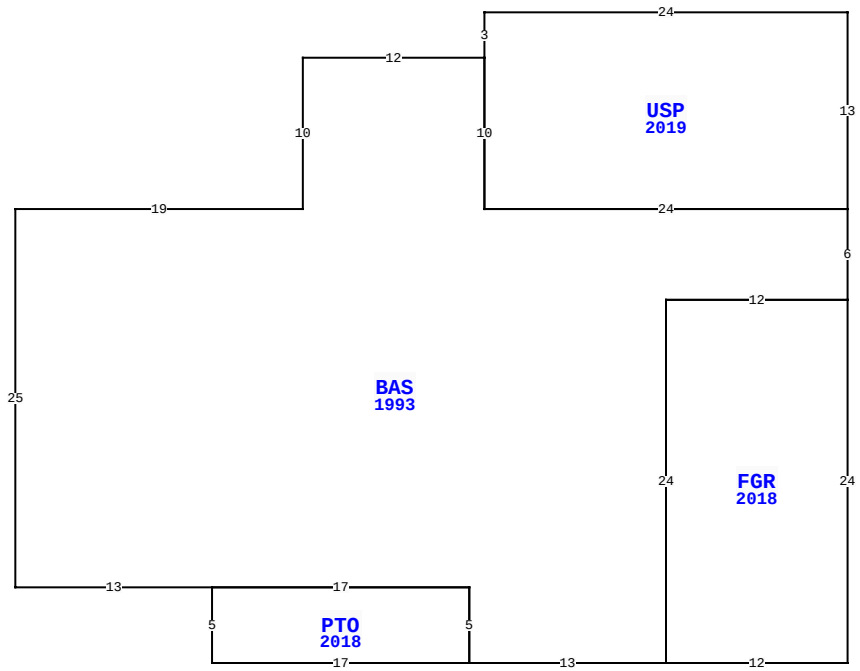
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,332 | 100 | 1,332 | 150,901 |
| FGR | 288 | 55 | 158 | 17,900 |
| PTO | 85 | 5 | 4 | 453 |
| USP | 312 | 30 | 94 | 10,649 |
| TOTALS | 2,017 | | 1,588 | 179,904 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,588 | 124.2207 | 118.01 | 187,400 | 1959 | 2015 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1332 HX Base Yr 2020




37255 W FIRST 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 | | 179,904 |
| TOTAL MARKET OB/XF VALUE | | 3,500 |
| TOTAL LAND VALUE - MARKET | | 31,500 |
| TOTAL MARKET VALUE | | 214,904 |
| SOH/AGL Deduction | | 108,211 |
| ASSESSED VALUE | | 106,693 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 56,693 |
| TOTAL JUST VALUE | | 214,904 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 206,929 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20190108 | ADDITION | 0 | 05/07/2019 |
| 20170189 | REMODEL | 0 | 10/31/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2216/1732 | 8/01/2018 | WD | Q | I | 01 | 160,000 |
| GRANTOR: MCG HOMES LLC | | | | | | |
| GRANTEE: SHELDON AMANDA K | | | | | | |
| 2145/1002 | 9/05/2017 | WD | Q | I | 01 | 60,000 |
| GRANTOR: GOODWIN JAMES W & HAR | | | | | | |
| GRANTEE: MCG HOMES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

USP=[YR=2019] W24 S3 BAS=[YR=1993] W12 S10 W19 S25 E13 PTO=[YR=2018] S5 E17 N5 W17$ E17 S5 E13 FGR=[YR=2018] E12 N24 W12 S24$ N24 E12 N6 W24 N10$ S10 E24 N13$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1959 | 1959 | 3 | 21 | 735 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 36 | 12 | 432.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 59.5 | 1,671 | |
| 3 | 0801 | ASPHALT A | 0 | 100 | 27 | 12 | 324.00 | SF | 3.00 | 3.00 | 100 | 1990 | 1990 | 3 | 50 | 486 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 360.00 | SF | 6.50 | 6.50 | 100 | 1975 | 1975 | 3 | 26 | 608 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,500

| 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 | 105.00 | 210.00 | 105.00 | FF | | 1.00 | 1.00 | 1.00 | 300.00 | 300.00 | 31,500 | | | | | | | |

REVIEW DATE 09/27/2019 BY TW Total Acres: 0.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/06/2024 BY SYS