BLOCK 53 S1/2 OF W160' OF LOT2
IN OR 1741/1610
TOWN OF HILLIARD

BENSON DEBORAH P
PO BOX 686
HILLIARD, FL 32046-0686

2024

08-3N-24-2380-0053-0023

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

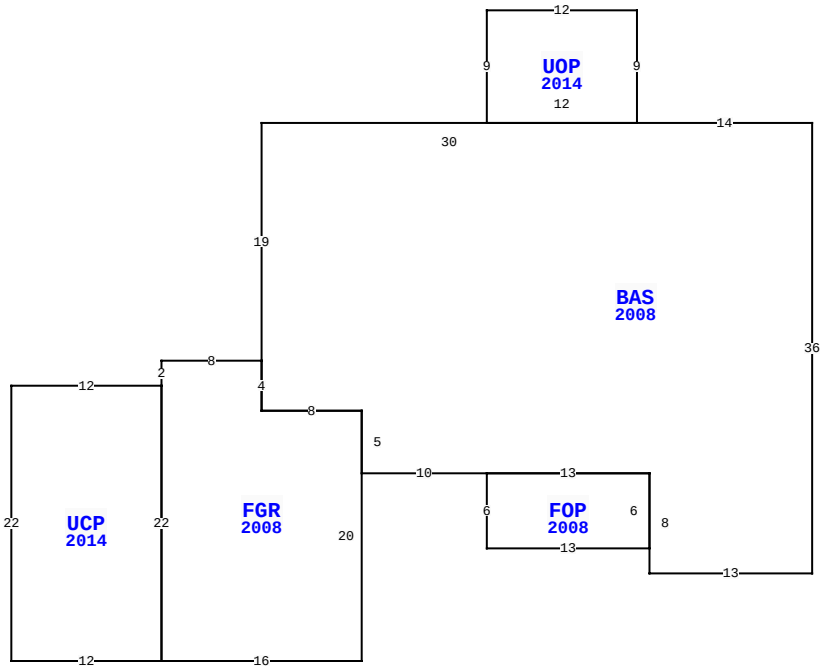
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	151,637
FGR	352	55	194	22,699
FOP	78	30	23	2,691
UCP	264	20	53	6,201
UOP	108	20	22	2,574
TOTALS	2,098		1,588	185,801

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	132.4317	125.81	199,786	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 0% - 0 Heated Area: 1296 HX Base Yr



37388 W FIRST ST, HILLIARD

BLD DATE	12/18/2008 JH	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	185,801
TOTAL MARKET OB/XF VALUE	24,724
TOTAL LAND VALUE - MARKET	29,295
TOTAL MARKET VALUE	239,820
SOH/AGL Deduction	19,765
ASSESSED VALUE	220,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,055
TOTAL JUST VALUE	239,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014123	XFOB	10,000	09/19/2014
B0808107	NEW CONSTR	62,700	07/09/2008
E0808106	ELEC OTHER	0	07/09/2008
M0808104	H/AC	0	07/09/2008
P0808105	OTHER	0	07/09/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1741/1610	6/02/2011	WD	U	I	11	95,000
GRANTOR: CITIZENS STATE BANK						
GRANTEE: BENSON JOSEPH E & D						
1702/0685	10/01/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CITIZENS STATE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 UOP=[YR=2014] N9 W12 S9 E12$ W30 S19
FGR=[YR=2008] W8 S2 UCP=[YR=2014] W12 S22 E12 N22$ S22 E16
N20W8N4$S4E8S5E10FOP=[YR=2008] S6E13N6W13$E13S8E13N36$.

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	0811	CONCRETE B	0	0	0	0	955.00	SF	5.20	5.20	100	2011	2011	3	92	4,569	
2	0510	GARAGE WD-	0	0	25	24	600.00	SF	35.00	35.00	100	2014	2014	3	75	15,750	
3	0811	CONCRETE B	0	0	24	24	576.00	SF	5.20	5.20	100	2014	2014	3	95	2,845	
4	0351	CARPORT MT	0	0	10	24	240.00	SF	10.00	10.00	100	2014	2014	3	65	1,560	

LAND DESCRIPTION

TOTAL OB/XF 24,724

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	0	0006	R-2	105.00	160.00	105.00	FF	4	0.93	1.00	0.93	300.00	279.00	29,295							

REVIEW DATE 06/05/2020 BY TWA Total Acres: 0.00 Total Land Value: 29,295 Market: 0 Agricultural: 0 Common: 29,295 PRINTED 08/06/2024 BY SYS