BLOCK 56 PT OF LOT 1 (S-5)
PT OR 1072/202-205 &
S1/2 OF THE S'LY 5 FT OF LOT 4

MCCONNELL CRIS W
37321 MILL STREET
HILLIARD, FL 32046

2024

08-3N-24-2380-0056-0015

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

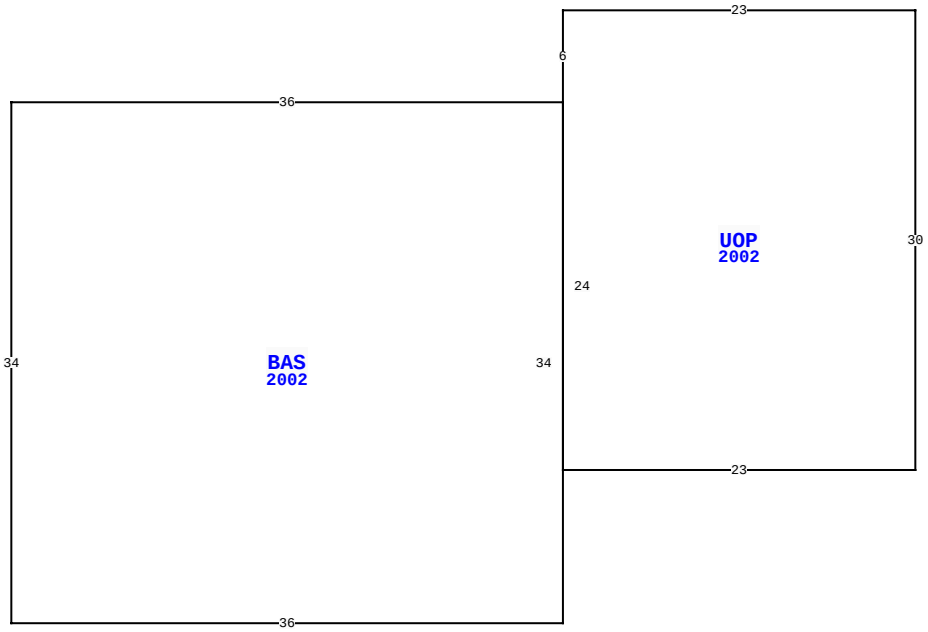
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1,224	11,696
UOP	690	20	138	1,319
TOTALS	1,914		1,362	13,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,362	54.6000	19.11	26,028	1968	1968	0	0	0	50.00	50.00

1 GARAGE RES – 0% - 0 Heated Area: 1224 HX Base Yr



OXFORD ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	13,014
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,080
TOTAL MARKET VALUE	38,094
SOH/AGL Deduction	703
ASSESSED VALUE	37,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,391
TOTAL JUST VALUE	38,094
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2363/1659	5/22/2020	WD	U	V	37	1,700
GRANTOR: BURNETTE JACK NORMAN						
GRANTEE: MCCONNELL CRIS W						
1072/0204	8/01/2002	WD	U	I	01	3,000
GRANTOR: GERMANY IVA JO						
GRANTEE: MCCONNELL CRIS W						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W23 S6 BAS=[YR=2002] W36 S34 E36 N34$ S24 E23 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	110.00	105.00	110.00	FF	4	0.76	1.00	0.76	300.00	228.00	25,080							

REVIEW DATE 04/11/2024 BY WWA Total Acres: 0.00 Total Land Value: 25,080 Market: 0 Agricultural: 0 Common: 25,080 PRINTED 08/06/2024 BY SYS