BLOCK 74 W1/2 OF LOT 3
IN OR 698 PG 1883
TOWN OF HILLIARD

MCCRAE WILLIE A SR & DEMITRA E
PO BOX 171
HILLIARD, FL 32046-0171

2024

08-3N-24-2380-0074-0032

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	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 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

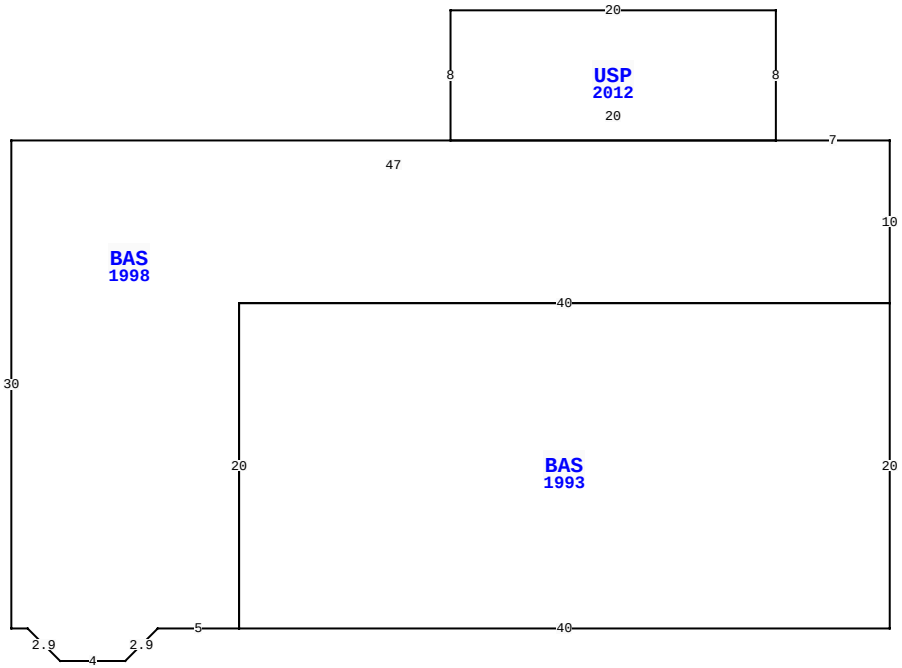
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	64,813
BAS	832	100	832	67,406
USP	160	30	48	3,888
TOTALS	1,792		1,680	136,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	104.0000	98.80	165,984	1964	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 1995 Heated Area: 1632 HX Base Yr 1995



37408 W SIXTH 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		136,107
TOTAL MARKET OB/XF VALUE		3,526
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		171,133
SOH/AGL Deduction		82,573
ASSESSED VALUE		88,560
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,560
TOTAL JUST VALUE		171,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0698/1883	2/23/1994	WD	Q	I		22,500
GRANTOR: MARRO ALFRED & JUDITH						
GRANTEE: MCCRAE WILLIE SR &						
0532/1218	12/11/1987	WD	Q	I		17,000
GRANTOR: FREDERICK ELIZABETH						
GRANTEE: MARRO ALFRED & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W7 USP=[YR=2012] N8 W20 S8 E20$ W47 S30 E1 D2 R2 E4 U2 R2 E5 BAS=[YR=1993] E40 N20 W40 S20 $ N20 E40 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	22	20	440.00	SF	6.50	6.50	100	1999	1999	3	77	2,202	
2	0350	CARPORT WD	0	100	22	20	440.00	SF	13.00	13.00	100	1999	1999	3	20	1,144	
3	0810	CONCRETE A	0	100	33	4	132.00	SF	6.50	6.50	100	1970	1970	3	21	180	

LAND DESCRIPTION

TOTAL OB/XF 3,526

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-3	105.00	210.00	105.00	FF		1.00	1.00	1.00	300.00	300.00	31,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/06/2024 BY SYS