

SUB LOT C WALKER SUB UNR
A/K/A PT OF LOTS 8 & 9 (S-2)
IN OR 1647/773

WAGERS JOHN P JR & DEBORAH L
37076 WALKER ST
HILLIARD, FL 32046

2024

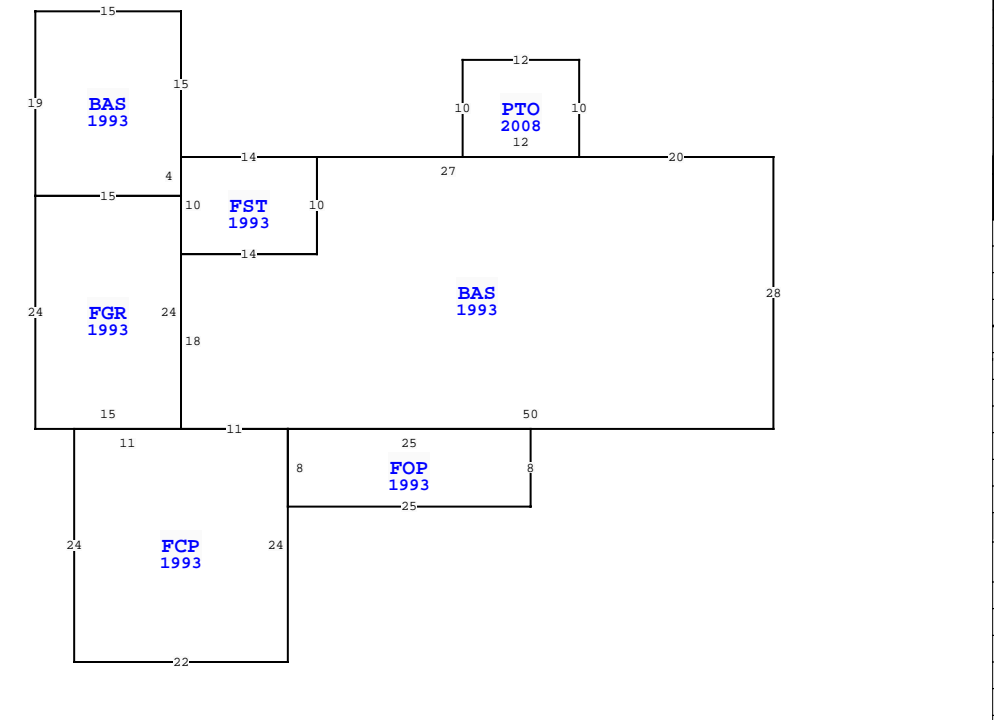
08-3N-24-2440-0008-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 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	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	03 DIST HI 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,326	126.3220	120.01	279,143	1971	1987	0	0	0	28.00	72.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		200,983	
TOTAL MARKET OB/XF VALUE		8,764	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		233,747	
SOH/AGL Deduction		87,313	
ASSESSED VALUE		146,434	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		96,434	
TOTAL JUST VALUE		233,747	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		221,417	



QUALITY	CD	QUALITY LEVEL
03	03	Quality Level 03

DOR CODE	CD	SINGLE FAMILY
0100	0100	SINGLE FAMILY

MAP NUM	MKT AREA	CD
		06

NEIGHBORHOOD/LOC				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	285	100	285	24,626
BAS	1,568	100	1,568	135,487
FCP	528	25	132	11,406
FGR	360	55	198	17,109
FOP	200	30	60	5,185
FST	140	55	77	6,654
PTO	120	5	6	518
TOTALS	3,201		2,326	200,983

L	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	100	0	528.00	SF	5.20	5.20	100	1980	1980	3	32.5	892	
2	0801	ASPHALT A	0	100	22	374.00	SF	3.00	3.00	100	1983	1983	3	50	561	
3	0510	GARAGE WD-	0	100	24	384.00	SF	28.00	28.00	100	2012	2012	3	68	7,311	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120087	XFOB	2,000	06/06/2012
E0902019	ELEC OTHER	0	02/02/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1647/0773	11/04/2009	WD	Q	I	01	150,000

GRANTOR: DOUBLE WW CONTRACTING						
GRANTEE: WAGERS JOHN P JR &						
1598/1646	12/30/2008	WD	U	I	05	67,500
GRANTOR: WELLS FARGO BANK NA T						
GRANTEE: DOUBLE WW CONTRACTI						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W20 PTO=[YR=2008] N10 W12 S10 E12\$ W27	
FST=[YR=1993] W14 BAS=[YR=1993] N15 W15 S19 FGR=[YR=1993]	
S24 E15 N24W15\$ E15 N4 \$ S10 E14N10\$ S10 W14 S18	
FCP=[YR=1993] W11 S24 E22 N24 W11 \$ E11 FOP=[YR=1993] S8 E25	
N8 W25\$ E50 N28 \$.	

LAND DESCRIPTION																								
TOTAL OB/XF 8,764																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	160.00	125.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							