

SUB LOT B WALKERS SUB UNR
A/K/A PT OF LOTS 9 & 10 (S-2)
IN OR 1921/1261 & OR 2004/1479

GATLIN GLENN E
37048 WALKER ST
HILLIARD, FL 32046

2024

08-3N-24-2440-0009-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD ON PLY 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	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	1,725	100	1,725	124,128
FOP	42	30	13	935
UGR	204	45	92	6,620
USP	360	30	108	7,772

TOTALS	2,331		1,938	139,455
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	10	28	280.00	SF	6.50	6.50	100	1970
2	0810	CONCRETE A	0 100	0	0	697.00	SF	6.50	6.50	100	2008
3	0810	CONCRETE A	0 100	24	20	480.00	SF	6.50	6.50	100	2018
4	0810	CONCRETE A	0 100	58	3	174.00	SF	6.50	6.50	100	2018
5	1242	WD DECK A	0 100	0	0	230.00	SF	10.00	10.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	160.00	121.00	1.00	LT	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,938	115.6400	109.86	212,909	1968	1973		0	0	34.50	65.50
1 SINGLE FAM - 100% - 2016												
Heated Area: 1725												
HX Base Yr 2016												

37048 WALKER ST, HILLIARD				BLD DATE					LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
280.00	SF	6.50	6.50	100	1970	1970	3	21	382		
697.00	SF	6.50	6.50	100	2008	2008	3	89	4,032		
480.00	SF	6.50	6.50	100	2018	2018	3	97	3,026		
174.00	SF	6.50	6.50	100	2018	2018	3	97	1,097		
230.00	SF	10.00	10.00	100	2020	2020	3	90	2,070		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		177,071	
TOTAL MARKET OB/XF VALUE		10,607	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		211,678	
SOH/AGL Deduction		55,430	
ASSESSED VALUE		156,248	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		106,248	
TOTAL JUST VALUE		211,678	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		202,296	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160077	SWIM POOL	0	05/23/2016
20140136	REPAIR/RRF	0	11/13/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2004/1479	9/22/2015	FJ	U	I	11		0
GRANTOR: GATLIN MARY G ESTATE							
GRANTEE: GATLIN GLENN E							
1922/1008	6/11/2014	FJ	U	I	11		0
GRANTOR: GATLIN MARY G ESTATE							
GRANTEE: GATLIN GLENN E							

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=1993] W24 S10 BAS=[YR=1993] W48 S27 E39 FOP=[YR=1993] S7 E6 N7 W6\$ E6 S7 E15 N7 UGR=[YR=1993] E12 N17 W12 S17\$ N27 W12\$ E12 S10 E12 N20\$.											

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