BLOCK H LOTS 9 THRU 12
IN OR 2377/245
HILLIARD TERRACE SUB PB 0/15

COURTNEY DEREK W & AMANDA LEE
37045 W FIRST ST
HILLIARD, FL 32046

2024

08-3N-24-2440-000H-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

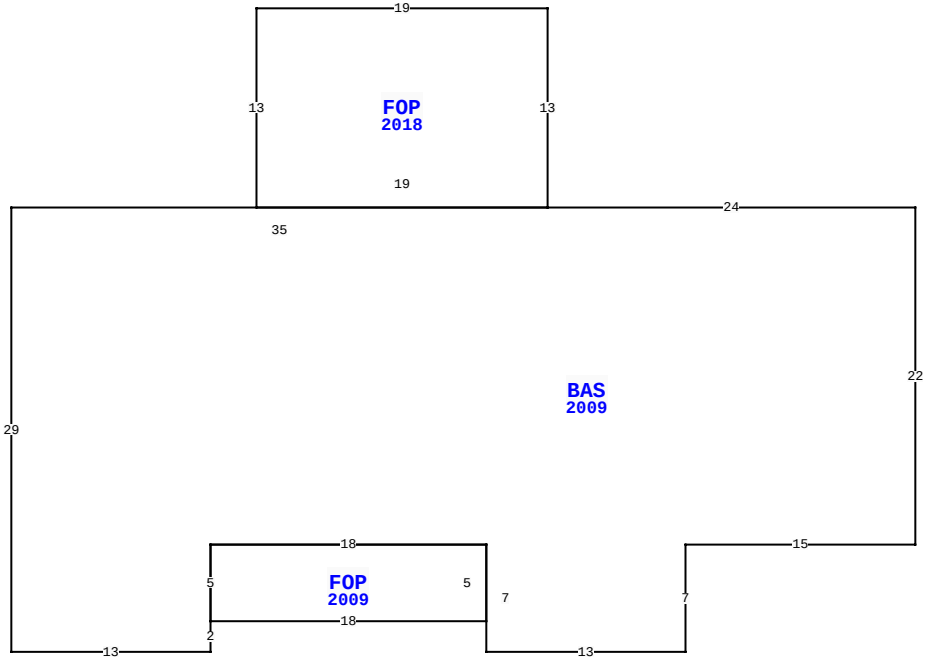
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,480	100	1,480	169,602
FOP	90	30	27	3,094
FOP	247	30	74	8,480
TOTALS	1,817		1,581	181,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,581	134.7777	128.04	202,431	2009	2009	0	0	0	10.50	89.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1480 HX Base Yr 2021



37045 W FIRST ST, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		181,176
TOTAL MARKET OB/XF VALUE		3,950
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		215,126
SOH/AGL Deduction		38,987
ASSESSED VALUE		176,139
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,139
TOTAL JUST VALUE		215,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180138	ADDITION	0	06/15/2018
M0811139	MECH OTHER	0	11/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2377/0245	6/25/2020	WD	Q	I	01	204,900
GRANTOR: PICKETT JARROD C & PA						
GRANTEE: COURTNEY DEREK W &						
1996/1003	5/08/2015	QC	U	I	11	100
GRANTOR: PICKETT JULIA AKA JUL						
GRANTEE: PICKETT JERROD C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W24 FOP=[YR=2018] N13 W19 S13 E19$ W35 S29 E13 N2 FOP=[YR=2009] E18 N5W18 S5$ N5 E18 S7 E13 N7 E15 N22$.

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	100	0	0	844.00	SF	5.20	5.20	100	2009	2009	3	90	3,950	

LAND DESCRIPTION

TOTAL OB/XF 3,950

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-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS