IN OR 2585/147

KINARD WILLIAM HENRY SR/KINARD JENNIFER K ET AL
37195 RAILROAD STREET
HILLIARD, FL 32046

2024

09-3N-24-0000-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

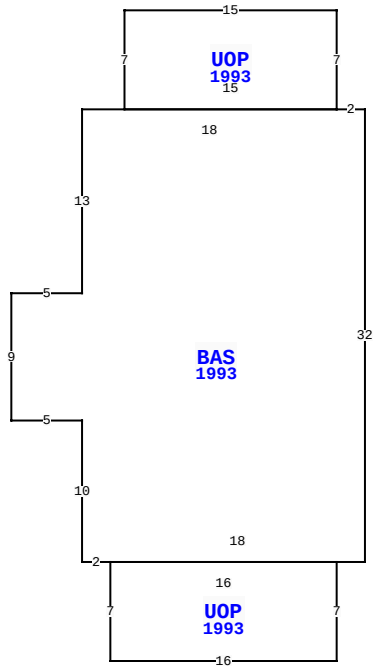
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	685	100	685	23,787
UOP	105	20	21	729
UOP	112	20	22	764
TOTALS	902		728	25,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	728	68.9700	65.52	47,699	1944	1944	0	0	0	47.00	53.00

1 SINGLE FAM – 33% - 1998 Heated Area: 685 HX Base Yr 1998



37195 RAILROAD 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		86,788
TOTAL MARKET OB/XF VALUE		768
TOTAL LAND VALUE - MARKET		44,100
TOTAL MARKET VALUE		131,656
SOH/AGL Deduction		41,393
ASSESSED VALUE		90,263
TOTAL EXEMPTION VALUE	HA HAB WR	28,074
BASE TAXABLE VALUE		62,189
TOTAL JUST VALUE		131,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120081	XFOB	0	05/30/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2585/0147	8/18/2022	QC	U	I	11	100
GRANTOR: KINARD WILLIAM HENRY						
GRANTEE: KINARD WILLIAM H &						
0816/0043	12/10/1997	WD	Q	I		30,500
GRANTOR: HAYWOOD OPHELIA						
GRANTEE: KINARD WM HENRY SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=1993] N7 W15 S7 E15 $ W18 S13 W5 S9 E5 S10 E2 UOP=[YR=1993] S7 E16 N7 W16 $ E18 N32 $.

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	0	0	0	108.00	SF	6.50	6.50	100	1980	1980	3	32.5	228	
2	0940	SHEDS/PORT	0	33	10	9	90.00	SF	30.00	30.00	100	1990	1990	3	20	540	

LAND DESCRIPTION

TOTAL OB/XF 768

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	33	0006	R-2	147.00	240.00	147.00	FF		1.00	1.00	1.00	300.00	300.00	44,100							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 08/06/2024 BY SYS

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HILLIARD, FL 32046

2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
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	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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

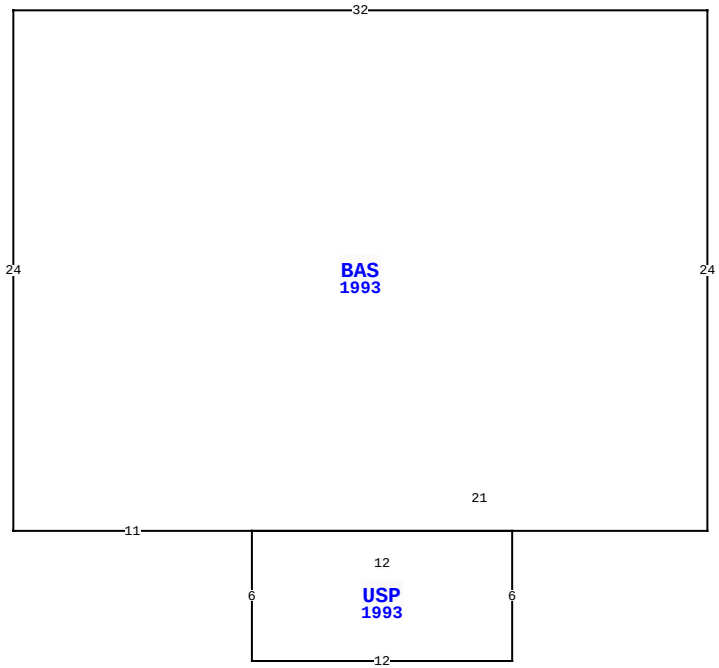
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	40,882
USP	72	30	22	1,171
TOTALS	840		790	42,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	790	79.2000	75.24	59,440	1968	1968	0	0	0	29.25	70.75

2 SINGLE FAM – 0% - 1998 Heated Area: 768 HX Base Yr 1998



37195 RAILROAD 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		86,788
TOTAL MARKET OB/XF VALUE		768
TOTAL LAND VALUE - MARKET		44,100
TOTAL MARKET VALUE		131,656
SOH/AGL Deduction		41,393
ASSESSED VALUE		90,263
TOTAL EXEMPTION VALUE	HA HAB WR	28,074
BASE TAXABLE VALUE		62,189
TOTAL JUST VALUE		131,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/0147	8/18/2022	QC	U	I	11	100
GRANTOR: KINARD WILLIAM HENRY						
GRANTEE: KINARD WILLIAM H &						
0816/0043	12/10/1997	WD	Q	I		30,500
GRANTOR: HAYWOOD OPHELIA						
GRANTEE: KINARD WM HENRY SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S24 E11 USP=[YR=1993] S6 E12 N6 W12 $ E21 N24 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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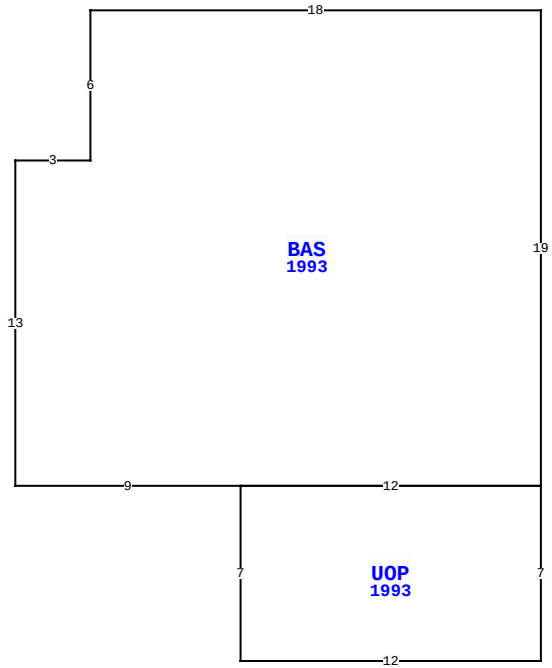
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	381	100	381	18,623
UOP	84	20	17	831
TOTALS	465		398	19,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	398	89.8700	85.38	33,981	1944	1944	0	0	0	42.75	57.25

3 SINGLE FAM – 0% - 1998 Heated Area: 381 HX Base Yr 1998



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XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: KINARD WILLIAM HENRY						
GRANTEE: KINARD WILLIAM H &						
0816/0043	12/10/1997	WD	Q	I		30,500
GRANTOR: HAYWOOD OPHELIA						
GRANTEE: KINARD WM HENRY SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S6 W3 S13 E9 UOP=[YR=1993] S7 E12 N7 W12 $ E12 N19 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 08/06/2024 BY SYS