



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1,189	100	1,189	90,654
FCP	425	25	106	8,081
FOP	66	30	20	1,525
FST	126	55	69	5,261
TOTALS	1,806		1,384	105,521

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	361.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006	R-2	253.00	170.00	253.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,384	122.7200	116.58	161,347	1971	1971	0	0	34.60	65.40
1 SINGLE FAM - 100% - 2021 Heated Area: 1189 HX Base Yr 2021											

3754 CATHERINE ST, HILLIARD				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
600.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,014	
361.00	SF	6.50	6.50	100	1985	1985	3	47	1,103	

TOTAL OB/XF											
2,117											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		105,521	
TOTAL MARKET OB/XF VALUE		2,117	
TOTAL LAND VALUE - MARKET		53,130	
TOTAL MARKET VALUE		160,768	
SOH/AGL Deduction		19,190	
ASSESSED VALUE		141,578	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		91,578	
TOTAL JUST VALUE		160,768	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		156,471	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120001	REPAIR/RRF	6,000	12/27/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2426/1107	10/30/2020	WD U	I	I	11	100	
GRANTOR: LAMAR JEAN B & BRUCE							
GRANTEE: BROCK TREVOR D							
2413/0978	10/30/2020	WD U	I	I	98	160,000	
GRANTOR: LAMAR BRUCE							
GRANTEE: BROCK TREVOR D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W41 FST=[YR=1993] W14 FCP=[YR=1993] W5 S29 E19 N20 W14 N9\$ S9 E14 N9\$ S29 E10 FOP=[YR=1993] S6 E11 N6 W11\$ E31 N29\$.											