LOTS 6 & 7
IN OR 1999/595
POINSETTA PARK PB 3/68

B Y FRANKLIN PROPERTIES INC
PO BOX 878
HILLIARD, FL 32046-0156

2024

09-3N-24-2480-0006-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 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	05	Quality Level 05

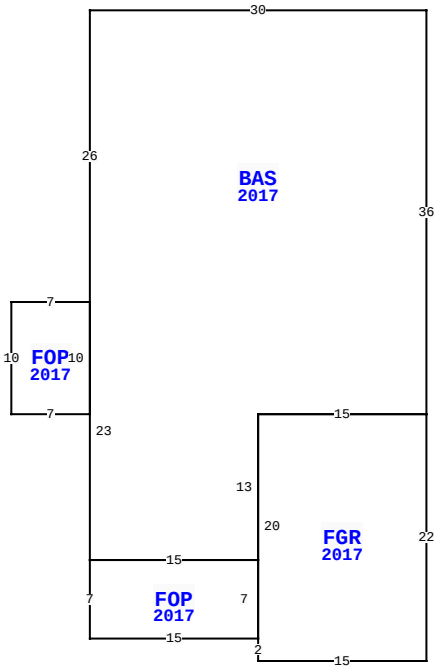
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100	1,275	147,174
FGR	330	55	182	21,008
FOP	70	30	21	2,424
FOP	105	30	32	3,694
TOTALS	1,780		1,510	174,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,510	127.2348	120.87	182,514	2017	2017	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 0 Heated Area: 1275 HX Base Yr



37147 ALMA 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	348,602
TOTAL MARKET OB/XF VALUE	12,338
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	402,940
SOH/AGL Deduction	56,266
ASSESSED VALUE	346,674
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	346,674
TOTAL JUST VALUE	402,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140134	DEMOLITION	0	11/10/2014
E0903033	ELEC OTHER	0	03/17/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1999/0595	8/20/2015	WD	U	I	37	16,000
GRANTOR: SCUSSELL EULA MAE						
GRANTEE: B Y FRANKLIN PROPER						
0100/0058	1/01/1970	TA	Q	V		1,460
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W30 S26 FOP=[YR=2017] W7 S10 E7 N10$ S23 FOP=[YR=2017] S7 E15 FGR=[YR=2017] S2 E15 N22 W15 S20$ N7 W15$ E15 N13 E15 N36$.

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	0812	CONCRETE C	0	0	51	30	1,530.00	SF	4.00	4.00	100	2017	2017	3	97	5,936	
2	0812	CONCRETE C	0	0	50	33	1,650.00	SF	4.00	4.00	100	2017	2017	3	97	6,402	

LAND DESCRIPTION

TOTAL OB/XF 12,338

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	000800	C	MULTI-FAM	0	0006	R-2	140.00	120.00	140.00	FF		1.00	1.00	1.00	300.00	300.00	42,000							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/06/2024 BY SYS

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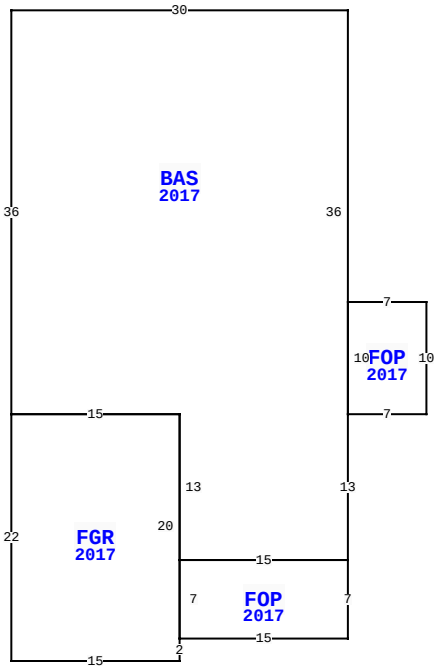

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0100/0058	1/01/1970	TA	Q	V		1,460

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

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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	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

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