LOT 14
IN OR 2114/603

WOLLITZ GERALD L & LEE A
37024 S OAK ST
HILLIARD, FL 32046

2024

16-3N-24-0000-0006-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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

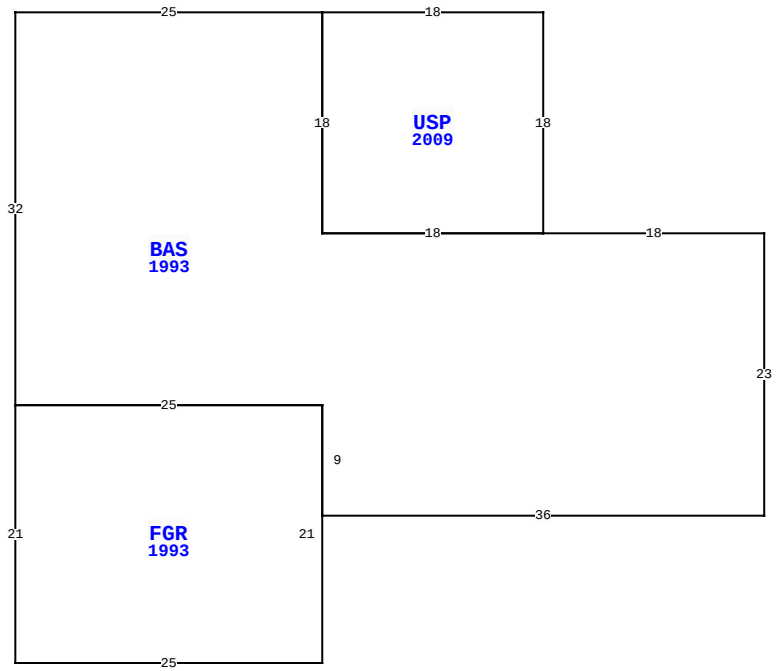
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100	1,628	133,749
FGR	525	55	289	23,743
USP	324	30	97	7,969
TOTALS	2,477		2,014	165,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,014	108.7800	103.34	208,127	1982	1982	0	0	0	20.50	79.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1628 HX Base Yr 2018



37024 SOUTH OAK 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		165,461
TOTAL MARKET OB/XF VALUE		3,536
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		203,997
SOH/AGL Deduction		72,329
ASSESSED VALUE		131,668
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,668
TOTAL JUST VALUE		203,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9806088	XFOB	995	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2114/0603	3/22/2017	WD	U	I	38	85,000
GRANTOR: HOWARTER NANCY L						
GRANTEE: WOLLITZ GERALD L &						
1471/1540	1/16/2007	QC	U	I	01	79,100
GRANTOR: HOWARTER JACK L						
GRANTEE: HOWARTER JACK L & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 USP=[YR=2009] N18 W18 S18 E18$ W18 N18 W25 S32 FGR=[YR=1993] S21 E25 N21 W25$ E25 S9 E36 N23$.

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	100	20	12	240.00	SF	6.50	6.50	100	1982	1982	3	38	593	
2	0812	CONCRETE C	0	100	20	50	1,000.00	SF	4.00	4.00	100	1982	1982	3	38	1,520	
3	0810	CONCRETE A	0	100	0	0	534.00	SF	6.50	6.50	100	1983	1983	3	41	1,423	

LAND DESCRIPTION

TOTAL OB/XF 3,536

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	000115	C	SFR ACRES	100		R-1	-180.00	180.00	1.00	UT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS