L/E IN OR 1155/86
EX 16-1 16-2 16-3 & 16-4

WEED JEAN E L/E/
3797 YEARLING TR
HILLIARD, FL 32046

2024

16-3N-24-0000-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

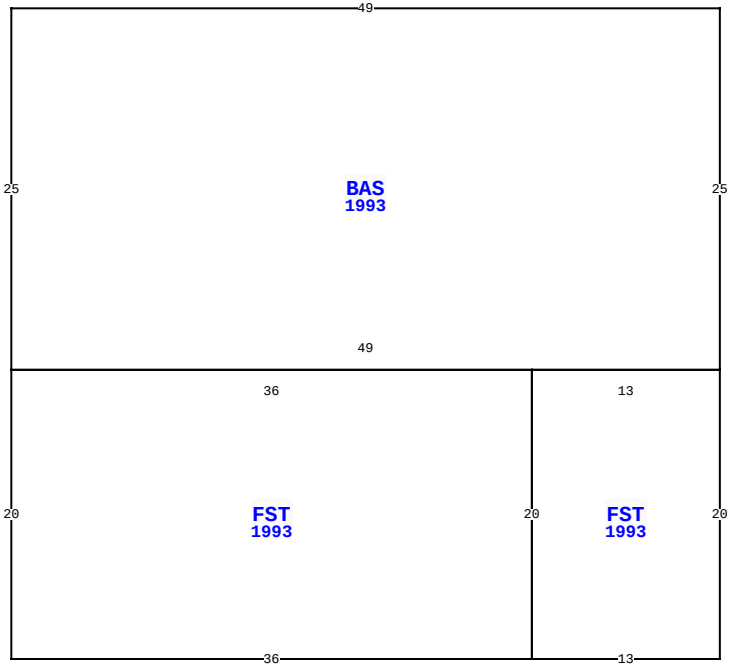
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100	1,225	81,082
FST	260	55	143	9,465
FST	720	55	396	26,211
TOTALS	2,205		1,764	116,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,764	92.8150	88.17	155,532	1973	1973	0	0	0	24.93	75.07

1 SINGLE FAM – 100% - 1999 Heated Area: 1225 HX Base Yr 1999



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

3797 YEARLING TR, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		116,758
TOTAL MARKET OB/XF VALUE		37,972
TOTAL LAND VALUE - MARKET		114,000
TOTAL MARKET VALUE		268,730
SOH/AGL Deduction		124,506
ASSESSED VALUE		144,224
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,224
TOTAL JUST VALUE		268,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1155/0086	7/18/2003	WD	U	I	18	100
GRANTOR: HAUGH REX ALAN						
GRANTEE: WEED JEAN E L/E						
1154/0101	7/16/2003	QC	U	I	06	100
GRANTOR: WEED JEAN E L/E						
GRANTEE: HAUGH REX ALAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S25 FST=[YR=1993] S20 E36 FST=[YR=1993] E13 N20 W13 S20 $ N20 W36 $ E49 N25 $.

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	38	4	152.00	SF	6.50	6.50	100	2002	2002	3	82	810	
2	0681	POLE SHED	0	100	16	8	128.00	SF	18.75	18.75	100	2004	2004	3	36	864	
3	1242	WD DECK A	0	100	0	0	288.00	SF	10.00	10.00	100	2006	2006	3	27	778	
4	0511	GARAGE CB-	0	100	30	28	840.00	SF	40.00	40.00	100	2006	2006	3	87	29,232	
5	0811	CONCRETE B	0	100	0	0	1,390.00	SF	5.20	5.20	100	2006	2006	3	87	6,288	

LAND DESCRIPTION

TOTAL OB/XF 37,972

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	0006	A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	114,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 6.00 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 08/06/2024 BY SYS