PT OF S1/2 OF SW1/4 OF SE1/4
IN OR 853/386

YOUMANS RICHARD E & CINDY E
37771 HENRY SMITH ROAD
HILLIARD, FL 32046

2024

16-3N-24-0000-0029-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

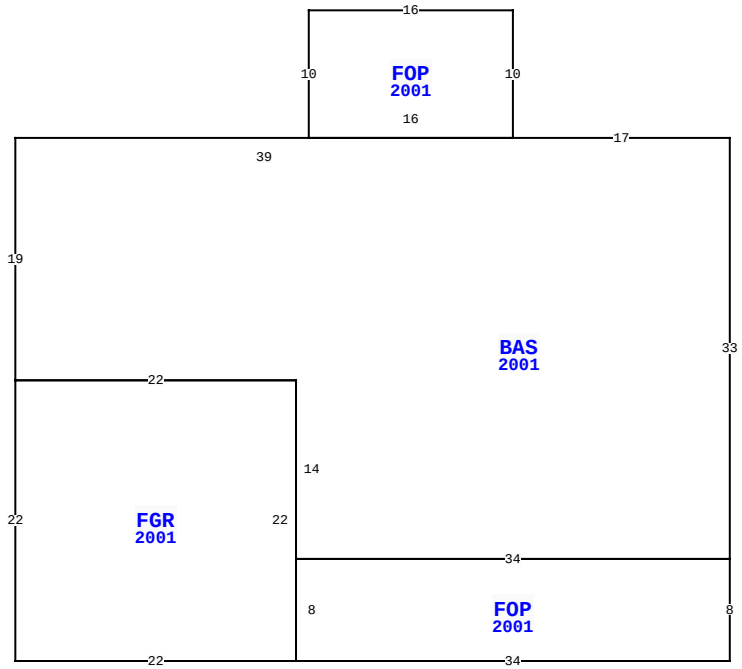
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,540	100	1,540	196,845
FGR	484	55	266	34,000
FOP	160	30	48	6,135
FOP	272	30	82	10,481
TOTALS	2,456		1,936	247,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,936	117.2031	146.50	283,624	2001	2006	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2002 Heated Area: 1540 HX Base Yr 2002



37771 HENRY SMITH RD, 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		247,462
TOTAL MARKET OB/XF VALUE		11,875
TOTAL LAND VALUE - MARKET		79,500
TOTAL MARKET VALUE		338,837
SOH/AGL Deduction		215,147
ASSESSED VALUE		123,690
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,690
TOTAL JUST VALUE		338,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220133	REPAIR/RRF	0	04/13/2022
20150082	GARAGE	5,000	08/07/2015
20150057	SWIM POOL	0	06/16/2015
0710162	OTHER	500	10/26/2007
0006062	NEW CONSTR	65,000	06/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0853/0386	10/21/1998	WD	Q	V		20,000
GRANTOR: STOTT JONATHON E & TI						
GRANTEE: YOUMANS RICHARD & C						
0697/1514	2/03/1994	WD	U	V	07	100
GRANTOR: ZORTEA MARGARET & NEL						
GRANTEE: STOTT JONATHON & TI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W17 FOP=[YR=2001] N10 W16 S10 E16 $ W39 S19
FGR=[YR=2001] S22 E22 FOP=[YR=2001] E34 N8 W34 S8 $ N22 W22
$ E22 S14 E34 N33 $.

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	100	0	0	1,600.00	SF	4.00	4.00	100	2001	2001	3	80	5,120	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
3	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2015	2015	3	70	3,780	

LAND DESCRIPTION

TOTAL OB/XF 11,875

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	2.65	AC		1.00	1.00	1.00	30,000.00	30,000.00	79,500							

REVIEW DATE 06/13/2022 BY TWA Total Acres: 2.65 Total Land Value: 79,500 Market: 0 Agricultural: 0 Common: 79,500 PRINTED 08/06/2024 BY SYS