

DAVIS CHARLES W & CAROL E
37202 LITTLE MAGNOLIA CT
HILLIARD, FL 32046

16-3N-24-2580-0019-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03BELOW AVG. 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor13LVT/LAMNT 90

Interior Floor11CLAY TILE 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2100

Bathrooms2100

Frame02WOOD FRAME 100

Stories000100

Units00100

Occupancy00NONE 100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC6001.00

TOTALS17481251135719

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

090001125189.0136111.27139,19920212021002.5097.50

1 SNGL FAM - 100% - 2022Heated Area: 1048HX Base Yr 2022

PTO2021

FGR2021

BAS2021

FOP2021

NASSAU COUNTY PROPERTY

PAGE 1 of 13

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE135,719

TOTAL MARKET OB/XF VALUE1,351

TOTAL LAND VALUE - MARKET70,000

TOTAL MARKET VALUE207,070

SOH/AGL Deduction47,976

ASSESSED VALUE159,094

TOTAL EXEMPTION VALUEHX HB VX55,000

BASE TAXABLE VALUE104,094

TOTAL JUST VALUE207,070

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE172,175

SALES DATA

OFF RECORD NumberDATETYPE INSTQUVIRSN CD SALE PRICE

2270/15014/26/2019QC U V 116,000

GRANTOR:BENNETT LESLIE D & DA

GRANTEE:DAVIS CHARLES W & C

2270/14974/26/2019QC U V 116,000

GRANTOR:BENNETT LESLIE D & DA

GRANTEE:DAVIS CHARLES W & C

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W20 PTO=[YR=2021] W18 S15 BAS=[YR=2021] S26
FOP=[YR=2021] S5 E38 N5 W38\$ E38 N29 W20 S3 W18\$ E18 N15\$ S12 E20 N12\$.

EXTRA FEATURES

37202 LITTLE MAGNOLIA CT, HILLIARD

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01002110210.00SF6.506.50100202120213991,351

LAND DESCRIPTION

TOTAL OB/XF1,351

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000005R-1-0.000.002.00UT1.001.001.0035,000.0035,000.0070,000

REVIEW DATE04/12/2024BYWWA

Total Acres: 0.00Total Land Value: 70,000Market: 0Agricultural: 0Common: 70,000PRINTED 08/06/2024 BY SYS