

PT OF LOT 29 & 30
IN OR 2010/1678
SUB OF NW 1/4 PB 1/3

BOWMAN WENDY
37017 LITTLE MAGNOLIA CT
HILLIARD, FL 32046

2024

16-3N-24-2580-0029-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
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		

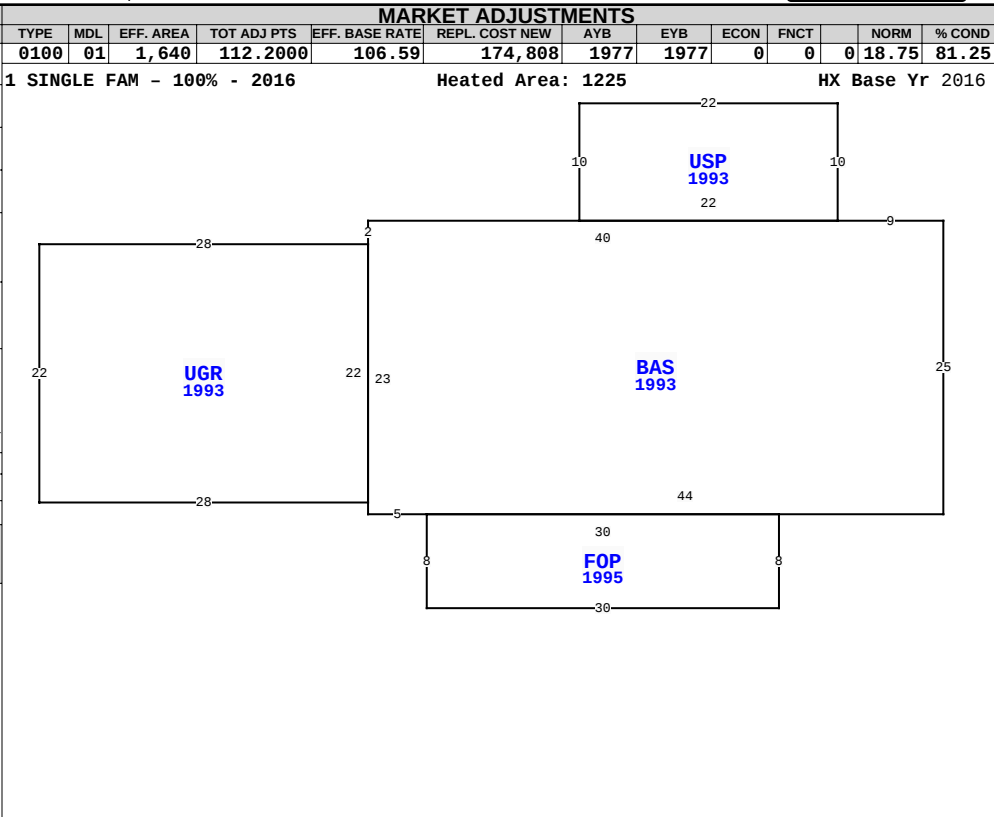
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100	1,225	106,091
FOP	240	30	72	6,235
UGR	616	45	277	23,989
USP	220	30	66	5,716

TOTALS	2,301		1,640	142,032
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	368.00	SF	6.50	
2	0811	CONCRETE B	0 100	0	0	784.00	SF	5.20	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00

REVIEW DATE 04/12/2024 BY WWA



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF															4,949
ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE										
100	1980	1980	3	32.5	777										
100	1994	1994	3	68	2,772										
100	1977	1977	3	40	1,400										

TOTAL OB/XF															4,949
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
UT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								

Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				142,032	
TOTAL MARKET OB/XF VALUE				4,949	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				181,981	
SOH/AGL Deduction				72,119	
ASSESSED VALUE				109,862	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				59,862	
TOTAL JUST VALUE				181,981	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				163,772	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9412153	ADDITION	1,000	12/16/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2010/1678	10/23/2015	WD	Q	I	01	120,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: BOWMAN WENDY						
1978/1710	5/11/2015	CT	U	I	18	60,000
GRANTOR: CLERK OF COURT						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W9 USP=[YR=1993] N10 W22 S10 E22\$ W40 S2									
UGR=[YR=1993] W28 S22 E28 N22\$ S23 E5 FOP=[YR=1995] S8 E30 N8 W30\$ E44 N25\$.									