E'LY 202.03 FT OF LOTS 31 & 32
IN OR 1958/495
1974 VANDY DW/MH

GARDENOUR JOHN & JOYCE
37108 LITTLE MAGNOLIA CT
HILLIARD, FL 32046

2024

16-3N-24-2580-0031-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

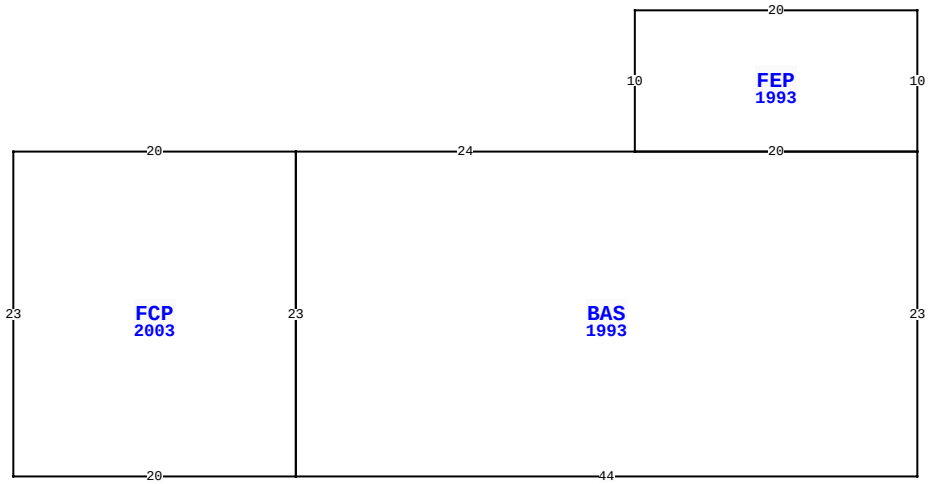
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1,012	52,668
FCP	460	25	115	5,985
FEP	200	85	170	8,847
TOTALS	1,672		1,297	67,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,297	128.1800	89.73	116,380	1974	2006	0	0	0	42.00	58.00

1 M/H 93- – 0% - 0 Heated Area: 1182 HX Base Yr



37222 INGHAM 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	67,500
TOTAL MARKET OB/XF VALUE	8,640
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	111,140
SOH/AGL Deduction	31,283
ASSESSED VALUE	79,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,857
TOTAL JUST VALUE	111,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170107	SWIM POOL	0	06/08/2017
0311254	REPAIR/RRF	5,975	11/20/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1958/0495	1/16/2015	WD	Q	I	01	55,000
GRANTOR: THE CYR FAMILY TRUST						
GRANTEE: GARDENOUR JOHN & JO						
0909/0637	11/29/1999	QC	U	I	18	100
GRANTOR: CYR DELMAR & CLARA						
GRANTEE: CYR DELMAR & CLARA						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W20 S10BAS=[YR=1993] W24 FCP=[YR=2003] W20 S23 E20N23$ S23 E44 N23 W20$ E20 N10$.

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	0510	GARAGE WD-	0	0	0	0	792.00	SF	35.00	35.00	100	1985	1985	3	20	5,544	
2	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2024	2019	3	86	3,096	

LAND DESCRIPTION

TOTAL OB/XF 8,640

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	000102	C	SFR/MH	0	0006	R-1 -	0.00	0.00	1.00	UT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/12/2024 BY WWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS