PT OF NE1/4 OF NE1/4

SWINE SAMPSON/
37056 BLACK PEARL LANE
HILLIARD, FL 32046

2024

17-3N-24-0000-0001-0030

BUILDING CHARACTERISTICS

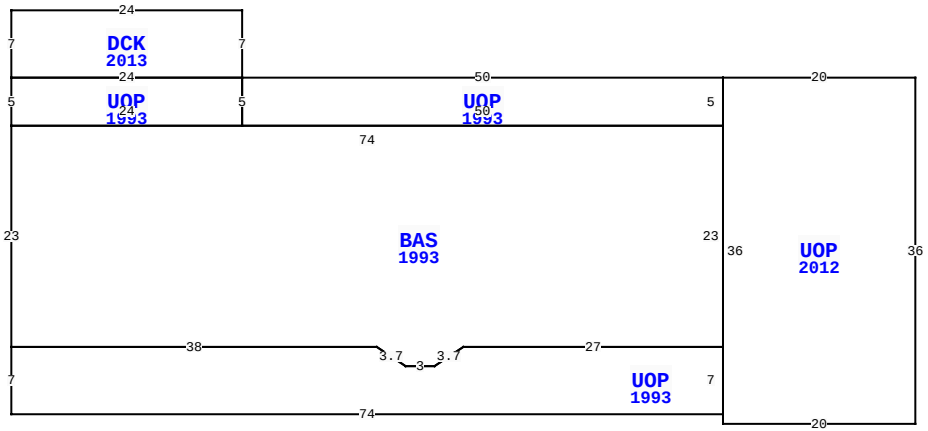
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,714	100	1,714	155,397
DCK	168	10	17	1,541
UOP	120	20	24	2,176
UOP	250	20	50	4,534
UOP	506	20	101	9,157
UOP	720	20	144	13,056
TOTALS	3,478		2,050	185,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,050	117.8205	111.93	229,456	1900	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1714 HX Base Yr 2020



37056 BLACK PEARL LN, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		185,859
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		211,819
SOH/AGL Deduction		55,926
ASSESSED VALUE		155,893
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,893
TOTAL JUST VALUE		211,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	7/31/2019	CN	Q	I	05	232,000
GRANTOR: WAGNER JONATHAN & ELI						
GRANTEE: SWINE SAMPSON						
1916/1532	5/09/2014	WD	Q	I	02	141,000
GRANTOR: PMR LLC						
GRANTEE: WAGNER JONATHAN & E						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W20 UOP=[YR=1993] W50 DCK=[YR=2013] N7 W24 S7 UOP=[YR=1993] S5 BAS=[YR=1993] S23 UOP=[YR=1993] S7 E74 N7 W27 D2 L3 W3 U2 L3 W38$ E38 D2 R3 E3 U2 R3 E27 N23 W74$ E24 N5 W24$ E24$ S5 E50 N5$ S36 E20 N36$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	000100	C	SFR	100	0007	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/06/2024 BY SYS