PT NW1/4 OF NE1/4 OF NE1/4 OF
SEC 17-3N-24E IN OR 2546/1041
{R278023 & R278024}

ABDULLAH IBN RAHIM & CATHERINE DENISE/
37214 LEE ST
HILLIARD, FL 32046

2024

17-3N-24-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

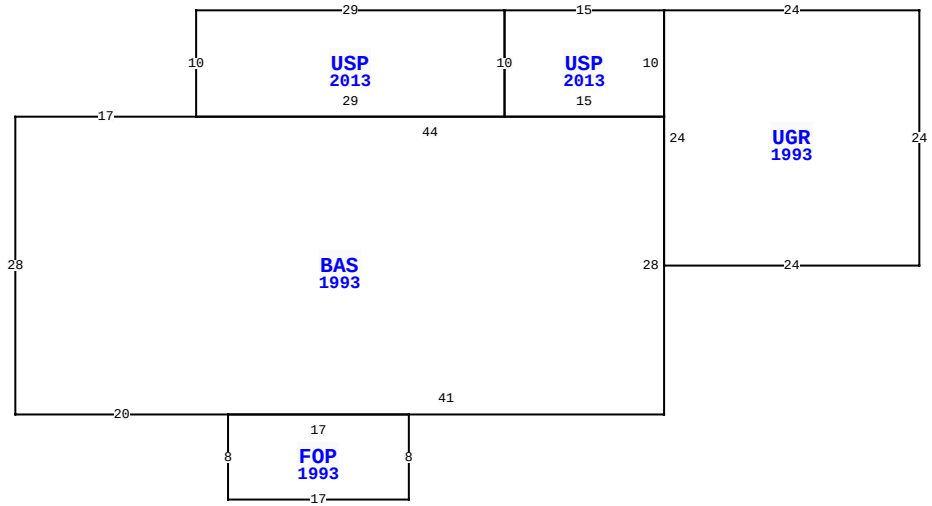
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03
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	1,708	100	1,708	41,894
FOP	136	30	41	1,006
UGR	576	45	259	6,353
USP	150	50	75	1,840
USP	290	50	145	3,557
TOTALS	2,860		2,228	54,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,228	116.8000	81.76	182,161	1986	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1708 HX Base Yr 2023



37214 LEE ST, 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		54,648
TOTAL MARKET OB/XF VALUE		4,942
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		83,590
SOH/AGL Deduction		5,303
ASSESSED VALUE		78,287
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,287
TOTAL JUST VALUE		83,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210140	NEW ROOF	0	07/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/1041	3/11/2022	QC	U	I	11	100
GRANTOR: ABDULLAH MARY LOUISE						
GRANTEE: ABDULLAH IBN RAHIM						
2109/0266	3/16/2017	WD	Q	I	02	60,000
GRANTOR: HARRISON PAMELA J						
GRANTEE: ABDULLAH MARY LOUIS						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 USP=[YR=2013] W15 USP=[YR=2013] W29 S10
BAS=[YR=1993] W17 S28 E20 FOP=[YR=1993] S8 E17 N8 W17$ E41
N28 W44$ E29 N10$ S10 E15 N10$ S24 E24 N24$.

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	1,224.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,668	
2	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	1987	1987	3	52	270	
3	0810	CONCRETE A	0	100	16	6	96.00	SF	6.50	6.50	100	1987	1987	3	52	324	
4	0681	POLE SHED	0	100	28	10	280.00	SF	15.00	15.00	100	2005	2005	3	40	1,680	

LAND DESCRIPTION

TOTAL OB/XF 4,942

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	100	0006	R-2	133.00	217.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 11/09/2021 BY TWX Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/06/2024 BY SYS