W133.3 FT OF N217 FT OF NW1/4
OF NE1/4 OF NE1/4
IN OR 2376/1423

BUCHANAN SARAH ROBERTSON L/E/
37242 LEE ST
HILLIARD, FL 32046

**2024**

**17-3N-24-0000-0002-0020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 70 |
| Exterior Wall | 17 | CB STUCCO 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 03 | DIST HI 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

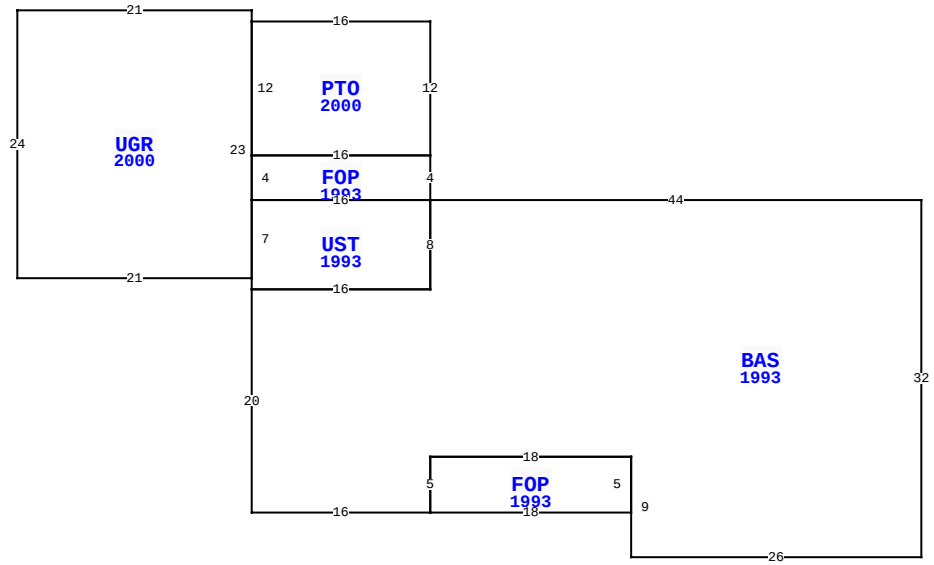
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,566 | 100 | 1,566 | 136,318 |
| FOP | 64 | 30 | 19 | 1,654 |
| FOP | 90 | 30 | 27 | 2,350 |
| PTO | 192 | 5 | 10 | 870 |
| UGR | 504 | 45 | 227 | 19,760 |
| UST | 128 | 45 | 58 | 5,049 |
| TOTALS | 2,544 | | 1,907 | 166,002 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,907 | 107.8000 | 102.41 | 195,296 | 1988 | 1993 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SINGLE FAM – 100% - 2018 Heated Area: 1566 HX Base Yr 2018




37242 LEE ST, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 166,002 |
| TOTAL MARKET OB/XF VALUE | | 4,392 |
| TOTAL LAND VALUE - MARKET | | 24,000 |
| TOTAL MARKET VALUE | | 194,394 |
| SOH/AGL Deduction | | 56,452 |
| ASSESSED VALUE | | 137,942 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 87,942 |
| TOTAL JUST VALUE | | 194,394 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 183,078 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20160135 | REPAIR/RRF | 0 | 09/16/2016 |
| 0710138 | H/AC | 43 | 09/27/2007 |
| 0005049 | GARAGE | 12,300 | 05/01/2000 |
| 88080059 | NEW CONSTR | 50,000 | 08/03/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2376/1423 | 7/16/2020 | LE | U | I | 11 | 100 |
| GRANTOR: BUCHANAN SARAH ROBERT | | | | | | |
| GRANTEE: NLFM TRUST | | | | | | |
| 2103/0498 | 2/24/2017 | WD | Q | I | 01 | 140,000 |
| GRANTOR: MATTHEW 25 INVESTMENT | | | | | | |
| GRANTEE: ROBERTSON SARAH DAW | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W44 FOP=[YR=1993] N4 PTO=[YR=2000] N12 W16 UGR=[YR=2000] N1 W21 S24 E21 UST=[YR=1993] S1 E16 N8 W16 S7$ N23$ S12 E16$ W16 S4 E16$ S8 W16 S20 E16 FOP=[YR=1993] E18 N5 W18 S5$ N5 E18 S9 E26 N32$.

## 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 | 1,390.00 | SF | 4.00 | 4.00 | 100 | 2000 | 2000 | 3 | 79 | 4,392 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,392

| 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 | 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 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