PT OF LOTS 49 (S-2)
IN OR 2483/294
CORNWALL SURVEY

PHILLIPS DAVID E JR & TABETHA
371621 HENRY SMITH ROAD
HILLIARD, FL 32046

2024

17-3N-24-2020-0049-0020

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	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

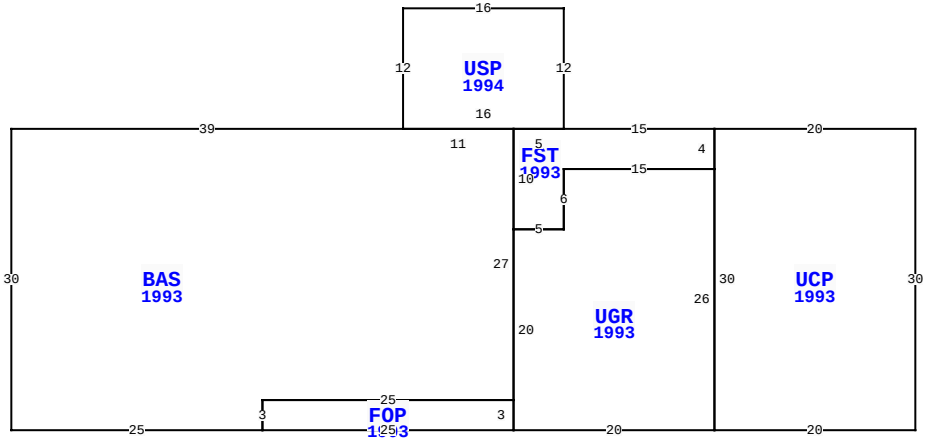
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100	1,425	127,161
FOP	75	30	22	1,963
FST	110	55	60	5,354
UCP	600	20	120	10,708
UGR	490	45	220	19,632
USP	192	30	58	5,176
TOTALS	2,892		1,905	169,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,905	112.1610	106.55	202,978	1972	1987	0	0	0	16.25	83.75

1 SINGLE FAM – 0% - 0 Heated Area: 1425 HX Base Yr



371621 HENRY SMITH 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	169,994
TOTAL MARKET OB/XF VALUE	16,102
TOTAL LAND VALUE - MARKET	30,600
TOTAL MARKET VALUE	216,696
SOH/AGL Deduction	0
ASSESSED VALUE	216,696
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,696
TOTAL JUST VALUE	216,696
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170049	REPAIR/RRF	0	04/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2483/0294	7/26/2021	WD	Q	I	01	265,000
GRANTOR: PHILLIPS CONNIE M & D						
GRANTEE: PHILLIPS DAVID E JR						
1275/0266	11/18/2004	WD	Q	I		162,000
GRANTOR: MASON STEVEN V & RHON						
GRANTEE: PACE CONNIE MICHELL						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W20 FST=[YR=1993] W15 USP=[YR=1994] N12 W16 S12 BAS=[YR=1993] W39 S30 E25 FOP=[YR=1993] E25 UGR=[YR=1993] E20 N26 W15 S6 W5 S20 $ N3 W25 S3 $ N3 E25 N27 W11 $ E16 $ W5 S10 E5 N6 E15 N4 $ S30 E20 N30$.

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	0810	CONCRETE A	0	0	0	0	282.00	SF	6.50	6.50	100	1985	1985	3	47	862	
2	0861	POOL GUNIT	0	0	13	32	416.00	SF	85.00	85.00	100	1987	1987	3	20	7,072	
3	0845	KOOL DECK	0	0	0	0	453.00	SF	7.25	7.25	100	1987	1987	3	52	1,708	
4	0812	CONCRETE C	0	0	0	0	2,605.00	SF	4.00	4.00	100	1991	1991	3	62	6,460	

LAND DESCRIPTION

TOTAL OB/XF 16,102

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	000115	C	SFR ACRES	0	0006	A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,600							

REVIEW DATE 04/05/2022 BY TWA Total Acres: 1.02 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 08/06/2024 BY SYS