

PT OF LOTS 51 52 (S-1)
IN OR 2330/1365
CORNWALL SURVEY

GRANT RICHARD L & MELISSA S
36174 PINE STREET
HILLIARD, FL 32046

2024

17-3N-24-2020-0051-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
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	01	Quality Level 01
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	1,891	100	1,891	222,560
PTO	35	5	2	235
PTO	150	5	8	941

TOTALS	2,076	1,901	223,738
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,106.00	SF	4.00	
3	0810	CONCRETE A	0 100	0	0	320.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000115	C	SFR ACRES	100	0006	A-1	0.00	0.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,901	114.1308	142.66	271,197	1973	2003	0	0	0 17.50	82.50	
1 SNGL FAM - 100% - 2021 Heated Area: 1891 HX Base Yr 2021												
15 10 PTO 1993 15 21 40 31 31 41 20 5 PTO 1993 5 7												
BAS 1993												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF												
6,792												

NASSAU COUNTY PROPERTY									
PAGE 1 of 2 3									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					268,017				
TOTAL MARKET OB/XF VALUE					6,792				
TOTAL LAND VALUE - MARKET					61,200				
TOTAL MARKET VALUE					336,009				
SOH/AGL Deduction					58,493				
ASSESSED VALUE					277,516				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					227,516				
TOTAL JUST VALUE					336,009				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					327,973				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100070	REPAIR/RRF	5,500	06/15/2010
20100071	ELEC OTHER	0	06/11/2010
87-770	N/A	2,200	06/02/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2330/1365	12/20/2019	WD	Q	I	01	297,000	
GRANTOR: BRIDGES BOBBY O & JAN							
GRANTEE: GRANT RICHARD L & M							
1670/0574	1/06/2010	WD	U	I	12	94,900	
GRANTOR: RESIDENTIAL FUNDING R							
GRANTEE: BRIDGES BOBBY O & J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W40 PTO=[YR=1993] N10 W15 S10 E15\$ W21 S31 E20 PTO=[YR=1993] S5 E7 N5 W7\$ E41 N31\$.									

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