PT OF SE1/4 OF NE1/4
PARCELS 7 7-1 & 7-3
IN OR 1835/1644

REWIS BILLY CHARLES
37263 TOM BROWN ROAD
HILLIARD, FL 32046

2024

20-3N-24-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

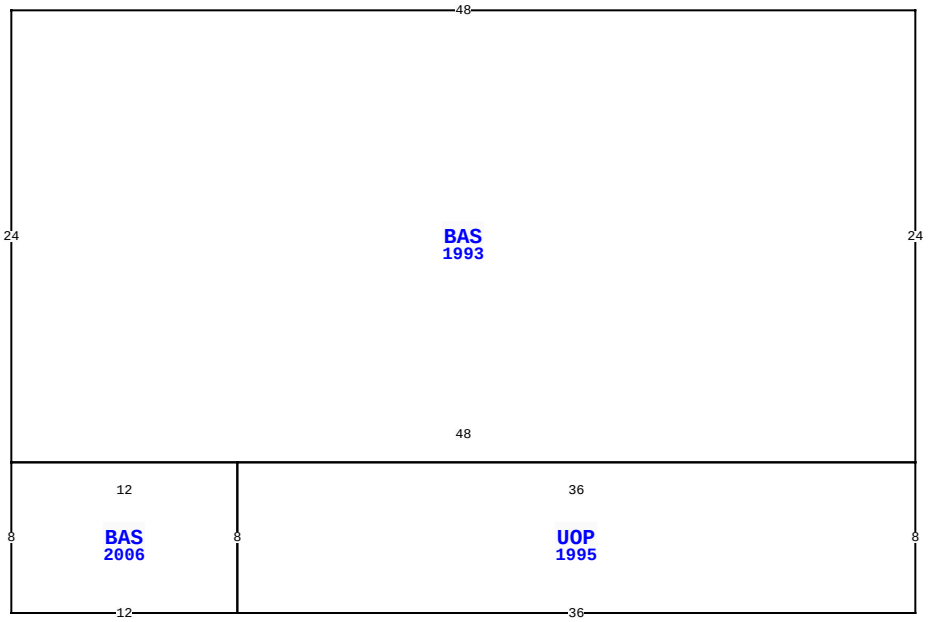
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	27,482
BAS	96	100	96	2,290
UOP	288	25	72	1,718
TOTALS	1,536		1,320	31,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,320	113.6000	79.52	104,966	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



37341 TOM BROWN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	31,490
TOTAL MARKET OB/XF VALUE	21,651
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	158,141
SOH/AGL Deduction	75,189
ASSESSED VALUE	82,952
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,952
TOTAL JUST VALUE	158,141
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21605	DEMOLITION	300	07/01/2008
7956	SWIM POOL	10,600	03/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1835/1644	8/21/2012	QC	U	I	11	15,000
GRANTOR: MUSGROVE RHONDA L						
GRANTEE: REWIS BILLY CHARLES						
0698/0226	2/09/1994	WD	U	I	01	100
GRANTOR: MUSGROVE RHONDA L						
GRANTEE: MUSGROVE RHONDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 BAS=[YR=2006] S8 E12 UOP=[YR=1995] E36 N8 W36 S8$ N8 W12$ E48 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
2	0845	KOOL DECK	0	0	0	0	496.00	SF	7.25	7.25	100	1992	1992	3	64	2,301	
3	0936	SEPTC TANK	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	12,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
5	0681	POLE SHED	0	0	24	20	480.00	SF	11.25	11.25	100	1997	1997	3	25	1,350	

LAND DESCRIPTION

TOTAL OB/XF 21,651

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	0005	OR	0.00	0.00	1.87	AC		1.00	1.00	1.00	30,000.00	30,000.00	56,100							
2	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.63	AC		1.00	1.00	1.00	30,000.00	30,000.00	48,900							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 3.50 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/06/2024 BY SYS