PT SW1/4 OF SW1/4
IN OR 2565/482

CROLL SHAWN DAVID II &/GUSSMAN KATHERINE A
3784 CHARLES GREEN RD
HILLIARD, FL 32046

2024

26-2N-23-0000-0005-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

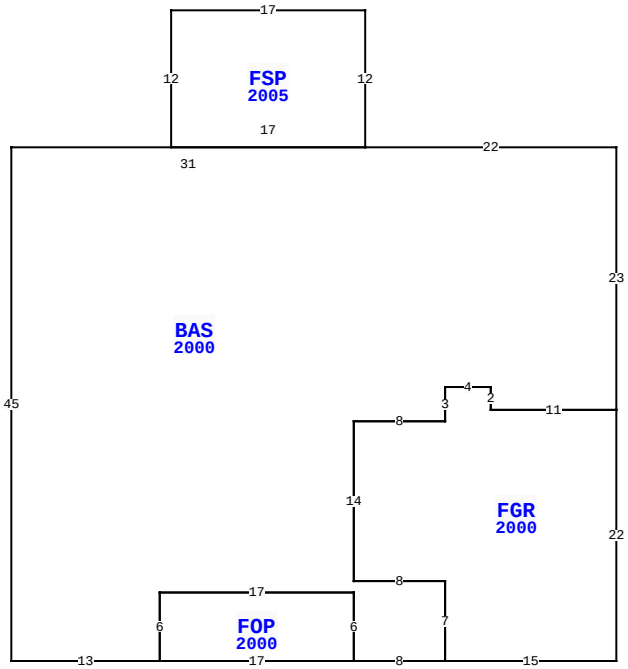
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	1,833	207,939
FGR	450	55	248	28,133
FOP	102	30	31	3,517
FSP	204	40	82	9,302
TOTALS	2,589		2,194	248,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,194	109.6718	137.09	300,775	2000	2000	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2023 Heated Area: 1833 HX Base Yr 2023



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

3784 CHARLES GREEN RD, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		248,891
TOTAL MARKET OB/XF VALUE		29,621
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		308,512
SOH/AGL Deduction		38,505
ASSESSED VALUE		270,007
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		220,007
TOTAL JUST VALUE		308,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007252	REPAIR/RRF	13,585	05/10/2022
B15177	SWIM POOL	23,240	02/01/2005
M004268	H/AC	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2565/0482	5/23/2022	WD	Q	I	02	400,000
GRANTOR: ERV PROTECTION TRUST,						
GRANTEE: CROLL SHAWN DAVID I						
2565/0464	5/20/2022	WD	U	I	11	100
GRANTOR: VECCHIO JAMES A						
GRANTEE: ERV PROTECTION TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W22 FSP=[YR=2005] N12 W17 S12 E17$ W31 S45 E13 FOP=[YR=2000] E17 N6 W17 S6$ N6 E17 S6 E8 FGR=[YR=2000] E15 N22 W11 N2 W4 S3 W8 S14 E8 S7$ N7 W8 N14 E8 N3 E4 S2 E11 N23$.

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	0811	CONCRETE B	0	100	24	21	504.00	SF	5.20	5.20	100	2000	2000	3	79	2,070	
2	0855	CONC PAVER	0	100	0	0	673.00	SF	10.00	10.00	100	2017	2017	3	97	6,528	
3	0861	POOL GUNIT	0	100	25	15	375.00	SF	85.00	85.00	100	2005	2005	3	40	12,750	
4	0462	ST/AL FNC	0	100	0	0	675.00	SF	10.00	10.00	100	2005	2005	3	40	2,700	
5	0812	CONCRETE C	0	100	0	0	1,620.00	SF	4.00	4.00	100	2005	2005	3	86	5,573	

LAND DESCRIPTION

TOTAL OB/XF 29,621

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	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS