

LOT 8 E OF HWY
IN OR 560/552
R407861

MILTON CURTIS & SHIRLEY W
PO BOX 1333
HILLIARD, FL 32046

2024

32-4N-24-2020-0008-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,391	100	1,391	130,916
BAS	1,028	100	1,028	96,752
FGR	440	55	242	22,776
FOP	72	30	22	2,070
FUS	960	100	960	90,352
UOP	60	20	12	1,130
UOP	170	20	34	3,200

TOTALS	4,121		3,689	347,194
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	61	3	183.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	16	12	192.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	100	14	9	126.00	SF	12.00	12.00	
4	0510	GARAGE WD-	0	100	24	36	864.00	SF	10.50	10.50	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
6	0812	CONCRETE C	0	100	0	0	5,151.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0004	CI	0.00	0.00	5.00	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,689	89.1000	111.38	410,881	1982	1992		0	0	15.50	84.50	
1 SNGL FAM - 100% - 0													

TOTAL OB/XF													
22,744													

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		357,402	
TOTAL MARKET OB/XF VALUE		22,744	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		475,146	
SOH/AGL Deduction		242,346	
ASSESSED VALUE		232,800	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		177,800	
TOTAL JUST VALUE		475,146	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		459,307	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006467	GARAGE	21,831	06/18/2019
B1429661	CARPORT	16,731	12/01/2014
B007244	ADDITION	31,748	06/01/2000
V000072	REMODEL	11,000	03/01/2000
6111	REPAIR/RRF	82,801	11/09/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0223/0638	3/01/1976	WD	U	I		90,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1993] W14 UOP=[YR=2001] N17 W10 BAS=[YR=2001] N19 W30 S23 E4 S13 E26 N17 \$ S17 E10 \$ W36 S43 E21 N5 FOP=[YR=1993] E12 N6 FGR=[YR=1993] E17 N20 W22 S20 E5 \$ W12 S6 \$ N6 E7 N20 E22 N12 \$ PTR= E15 FUS=[YR=1993] E30 UOP=[YR=1993] E5 S12 W5 N12 \$ S32 W30 N32 \$ W15 \$.						

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