NE1/4 OF NW1/4
IN OR 2138/223
ESMT OR 1050/1763, UTIL ESMT OR

MEARS JAMES A L/E/
36258 WAGON TRAIN WAY
HILLIARD, FL 32046-8516

2024

34-3N-24-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

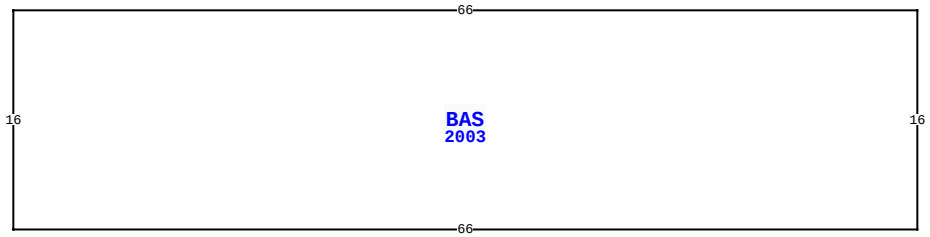
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	38,520
TOTALS	1,056		1,056	38,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	115.8000	86.85	91,714	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 0 Heated Area: 1056 HX Base Yr



36258 WAGON TRAIN WAY, HILLIARD

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

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	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	2005	2005	3	24	230	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,520
TOTAL MARKET OB/XF VALUE		230
TOTAL LAND VALUE - MARKET		366,000
TOTAL MARKET VALUE		77,135
SOH/AGL Deduction		29,938
ASSESSED VALUE		47,197
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		17,197
TOTAL JUST VALUE		404,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2138/0223	8/03/2017	WD	U	I	11	100

GRANTOR: MEARS JAMES A
GRANTEE: GEIGER RONALD & TAM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W66 S16 E66 N16 $.

LAND DESCRIPTION

TOTAL OB/XF 230

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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	17.00	AC		1.00	1.00	1.00	415.00	415.00	7,055							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	190.00	190.00	1,330							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	24.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	336,000							

REVIEW DATE 05/29/2020 BY TWA Total Acres: 25.00 Total Land Value: 38,385 Market: 336,000 Agricultural: 8,385 Common: 30,000 PRINTED 08/06/2024 BY SYS