PT OF NW1/4 RP 1115 & 1116
IN OR 2338/667
OR 153 PG 581

GARLITZ MARGARET L/E/
PO BOX 761
CALLAHAN, FL 32011

2024

34-3N-24-0000-0003-0010

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

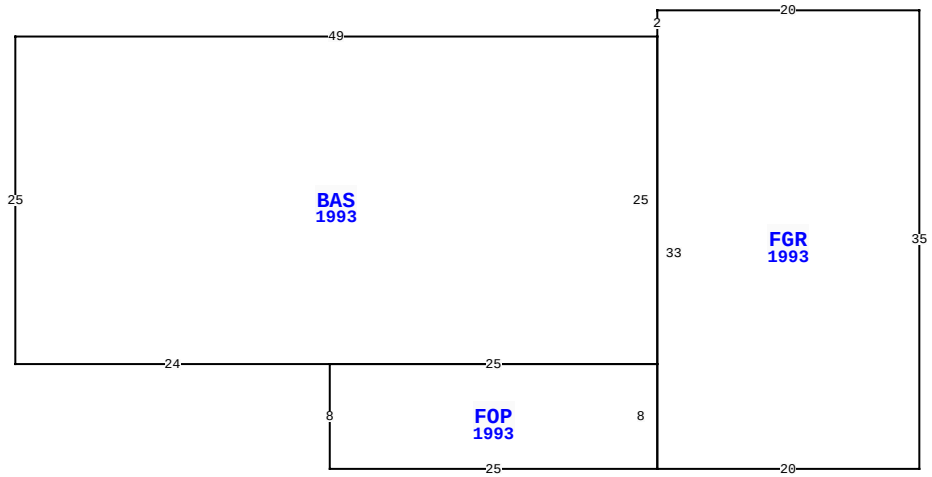
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100	1,225	93,128
FGR	700	55	385	29,269
FOP	200	30	60	4,561
TOTALS	2,125		1,670	126,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,670	112.0000	106.40	177,688	1982	1982	0	0	0	28.55	71.45

1 SINGLE FAM – 100% - 0 Heated Area: 1225 HX Base Yr



456310 OLD DIXIE HWY, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,958
TOTAL MARKET OB/XF VALUE		4,146
TOTAL LAND VALUE - MARKET		46,200
TOTAL MARKET VALUE		177,304
SOH/AGL Deduction		76,914
ASSESSED VALUE		100,390
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		45,390
TOTAL JUST VALUE		177,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/1720	5/26/2023	QC	U	I	11	100
GRANTOR: GARLITZ MARGARET						
GRANTEE: CUMMINGS AUSTIN THO						
2338/0667	1/31/2020	LE	U	I	11	100
GRANTOR: GARLITZ MARGARET						
GRANTEE: CUMMINGS ANGELA E						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 S2 BAS=[YR=1993] W49 S25 E24 FOP=[YR=1993] S8 E25 N8 W25$ E25 N25$ S33 E20 N35$.

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	0812	CONCRETE C	0	100	125	12	1,500.00	SF	4.00	4.00	100	1990	1990	3	59.5	3,570	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1990	1990	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 4,146

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.54	AC		1.00	1.00	1.00	30,000.00	30,000.00	46,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.54 Total Land Value: 46,200 Market: 0 Agricultural: 0 Common: 46,200 PRINTED 08/06/2024 BY SYS