

LOT B  
IN OR 1908/1114  
DAVIS ACRES PB 5/58

SIMPKINS ROBERT E JR & KRISTI LOYD  
38314 OAK GROVE DR  
HILLIARD, FL 32046

2024

37-4N-24-2300-000B-0000



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                |                              |                      | MARKET ADJUSTMENTS |             |                |                |             |                |           |          |             |         | NASSAU COUNTY PROPERTY |                       |            |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|------------------------------|----------------------|--------------------|-------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|------------------------|-----------------------|------------|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION   | TYPE                         | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 1            |                       |            |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 20               | FACE BRICK 100 | 0900                         | 01                   | 3,607              | 92.5110     | 115.64         | 417,113        | 1997        | 2000           | 0         | 0        | 0           | 17.25   | 82.75                  | VALUATION BY STANDARD |            |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100  | 1 SNGL FAM - 100% - 1998     |                      |                    |             |                |                |             |                |           |          |             |         |                        | Heated Area: 3489     |            |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                              |                      |                    |             |                |                |             |                |           |          |             |         |                        | HX Base Yr 1998       |            |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                              |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 60      |                              |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 11               | CLAY TILE 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                                                                                                                                           | 2,297            | 100            | 2,297                        | 219,805              |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 667              | 100            | 667                          | 63,827               |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 525              | 100            | 525                          | 50,238               |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 120              | 30             | 36                           | 3,445                |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 272              | 30             | 82                           | 7,846                |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                | 3,881                        |                      | 3,607              | 345,161     |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                | 38314 OAK GROVE DR, HILLIARD |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |
| L N                                                                                                                                           | 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                                                                                                                                             | 0500             | FP-PRE FAB     | 0                            | 100                  | 0                  | 0           | 1.00           | UT             | 3,500.00    | 3,500.00       | 100       | 1997     | 1997        | 3       | 80                     | 2,800                 |            |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0810             | CONCRETE A     | 0                            | 100                  | 0                  | 0           | 390.00         | SF             | 6.50        | 6.50           | 100       | 1997     | 1997        | 3       | 73                     | 1,851                 |            |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0511             | GARAGE CB-     | 0                            | 100                  | 37                 | 29          | 1,073.00       | SF             | 40.00       | 40.00          | 100       | 2001     | 2001        | 3       | 80                     | 34,336                |            |  |  |  |  |  |  |  |  |
| 4                                                                                                                                             | 0754             | FOP            | 0                            | 100                  | 10                 | 8           | 80.00          | SF             | 15.00       | 15.00          | 100       | 2001     | 2001        | 3       | 20                     | 240                   |            |  |  |  |  |  |  |  |  |
| 5                                                                                                                                             | 0812             | CONCRETE C     | 0                            | 100                  | 0                  | 0           | 1,712.00       | SF             | 4.00        | 4.00           | 100       | 2001     | 2001        | 3       | 80                     | 5,478                 |            |  |  |  |  |  |  |  |  |
| 6                                                                                                                                             | 0861             | POOL GUNIT     | 0                            | 100                  | 0                  | 0           | 351.00         | SF             | 85.00       | 85.00          | 100       | 2007     | 2007        | 3       | 48                     | 14,321                |            |  |  |  |  |  |  |  |  |
| 7                                                                                                                                             | 0855             | CONC PAVER     | 0                            | 100                  | 0                  | 0           | 561.00         | SF             | 7.00        | 7.00           | 100       | 2007     | 2007        | 3       | 88                     | 3,456                 |            |  |  |  |  |  |  |  |  |
| 8                                                                                                                                             | 0681             | POLE SHED      | 0                            | 100                  | 40                 | 65          | 2,600.00       | SF             | 15.00       | 15.00          | 100       | 1998     | 1998        | 3       | 26                     | 10,140                |            |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 72,622                                                                                                                            |                  |                |                              |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                |                              |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS            | LAND USE DESCRIPTION         | CAP                  | R D                | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH FACT | % COND      | TOT ADJ | UNIT PRICE             | ADJ UNIT PRICE        | LAND VALUE |  |  |  |  |  |  |  |  |
| 1                                                                                                                                             | 000115           | C              | SFR ACRES                    | 100                  | 0007               | OR          | 0.00           | 0.00           | 9.58        | AC             |           | 1.00     | 1.00        | 1.00    | 20,000.00              | 20,000.00             | 191,600    |  |  |  |  |  |  |  |  |
| REVIEW DATE 05/12/2019 BY KBA Total Acres: 9.58 Total Land Value: 191,600 Market: 0 Agricultural: 0 Common: 191,600 PRINTED 08/06/2024 BY SYS |                  |                |                              |                      |                    |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |

Diagram showing building layout with dimensions and area calculations.

Basement (BAS 2001) dimensions: 22' x 29' x 23' x 21'.

First Floor (FOP 1997) dimensions: 31' x 15' x 8' x 12' x 2.9' x 2.9' x 7'.

Second Floor (BAS 1997) dimensions: 21' x 12' x 10' x 15' x 21' x 25'.

Third Floor (BAS 2012) dimensions: 12' x 10' x 15' x 21' x 25'.

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 1908/1114         | 3/10/2014 | QC        | U   | I   | 11     | 100        |

GRANTOR: SIMPKINS ROBERT E JR  
GRANTEE: SIMPKINS ROBERT E J  
0770/0187 9/04/1996 WD U V 01 100  
GRANTOR: LOYD HARDY LEE & JEAN  
GRANTEE: SIMPKINS ROBERT E J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 FOP=[YR=1997] N2 W31 S2 BAS=[YR=2001]  
W22 S29 E23 N29 W1 \$ E1 S8 E12 U2 R2 E5 D2 R2 E7 N8 E2\$  
W2 S8 W7 U2 L2 W5 L2 D2 W12 S21 W21 S18 E20 D2 R2 E5  
U2 R2 E4 FOP=[YR=1997] S10 E12 BAS=[YR=2012] S15 E21 N25  
W21 S10\$ N10 W12 \$ E33 N47 \$ .