PT OF LOTS 22 23 & 24
IN OR 2703/230
DAVIS ACRES PB 5/58

PHILLIPS RUSSELL
2767 LAKE DRIVE
HILLIARD, FL 32046

**2024**

**37-4N-24-2300-0022-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

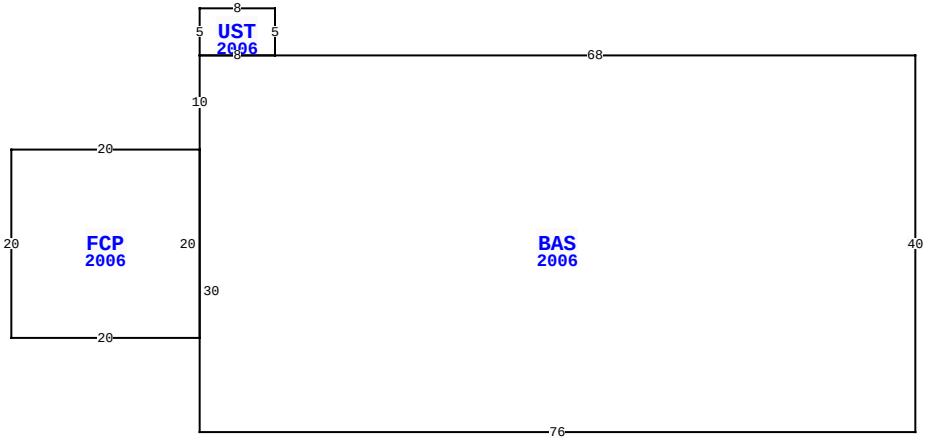
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Fixtures | | 0 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 12 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0700 | MISC RESIDENTIAL |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 3,040 | 100 | 3,040 | 51,729 |
| FCP | 400 | 30 | 120 | 2,042 |
| UST | 40 | 40 | 16 | 272 |
| TOTALS | 3,480 | | 3,176 | 54,044 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 04 | 3,176 | 77.1680 | 27.01 | 85,784 | 2000 | 2000 | 0 | 0 | 0 | 37.00 | 63.00 |

1 GARAGE RES – 0% - 0 Heated Area: 3040 HX Base Yr




38150 OAK GROVE DR, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/30/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 54,044 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 203,870 |
| TOTAL MARKET VALUE | 257,914 |
| SOH/AGL Deduction | 81,162 |
| ASSESSED VALUE | 176,752 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 176,752 |
| TOTAL JUST VALUE | 257,914 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20008380 | NEW CONSTR | 310,404 | 09/11/2020 |
| B97 | NEW CONSTR | 60,840 | 10/01/1997 |
| E973404 | XFOB | 0 | 02/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2703/230 | 3/28/2024 | PR | U | I | 19 | 100 |
| GRANTOR: PHILLIPS RUSSELL AS P | | | | | | |
| GRANTEE: PHILLIPS RUSSELL | | | | | | |
| 2271/0179 | 4/19/2019 | WD | Q | I | 01 | 288,000 |
| GRANTOR: TANNER TERESSA M N/K/ | | | | | | |
| GRANTEE: PHILLIPS WANDA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W68 UST=[YR=2006] N5 W8 S5 E8$ W8 S10
FCP=[YR=2006] W20 S20 E20 N20$ S30 E76 N40$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0 | | OR | 0.00 | 0.00 | 10.73 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 203,870 | | | | | | | |

REVIEW DATE 05/21/2024 BY WWA Total Acres: 10.73 Total Land Value: 203,870 Market: 0 Agricultural: 0 Common: 203,870 PRINTED 08/06/2024 BY SYS