BLOCK 2 LOTS 5 THRU 7
ST MARYS HIGHLANDS PB 5/12-13

GOLEN ASSETS GROUP LLC
2624 OAKBROOK DR
WESTON, FL 33332

2024

41-4N-23-2100-0002-0050

BUILDING CHARACTERISTICS

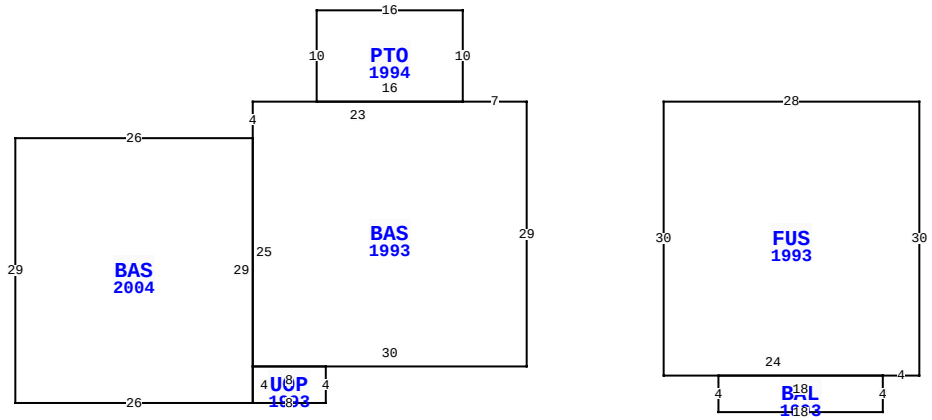
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	01	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	11	174
BAS	870	100	870	13,725
BAS	754	100	754	11,895
FUS	840	100	840	13,252
PTO	160	5	8	126
UOP	32	20	6	95
TOTALS	2,728		2,489	39,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HI	NORM	% COND
0100	01	2,489	83.0304	78.88	196,332	1981	1981	0	0	70	25.70	20.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2464 HX Base Yr



2931 NOEL TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	39,266
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	69,266
SOH/AGL Deduction	0
ASSESSED VALUE	69,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,266
TOTAL JUST VALUE	69,266
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2600/1228	10/26/2022	SW	U	I	12	49,700
GRANTOR: BANK OF AMERICA N A						
GRANTEE: GOLDEN ASSETS GROUP						
2561/1635	4/28/2022	CT	U	I	18	7,800
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF AMERICA N A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 PTO=[YR=1994] N10 W16 S10 E16 $ W23 S4 BAS=[YR=2004] W26 S29 E26 UOP=[YR=1993] E8 N4 W8 S4 $ N29 $ S25 E30 N29$ PTR= E15 FUS=[YR=1993] E28 S30 W4 BAL=[YR=1993] S4 W18 N4 E18 $ W24 N30 $ W15 $.

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	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	0.80	30,000.00	24,000.00	24,000							
2	000115	C	SFR ACRES	0		OR	0.00	0.00	2.00	LT		1.00	1.00	0.10	30,000.00	3,000.00	6,000							

REVIEW DATE 10/20/2020 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS