

W1/2 OF E1/2 OF SE1/4 OF SW1/4
A/K/A PT OF LOTS 17 THRU 20
IN OR 2415/959

BOEHMER SHANE & EDNA
37169 COYOTE DRIVE
HILLIARD, FL 32046

2025

03-3N-24-2300-0017-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1993	1,600	167,375
BAS	1,152	100	2002	1,152	120,510
FGR	672	55	1993	370	38,706
FOP	240	30	1993	72	7,532
UCP	792	20	2014	158	16,528

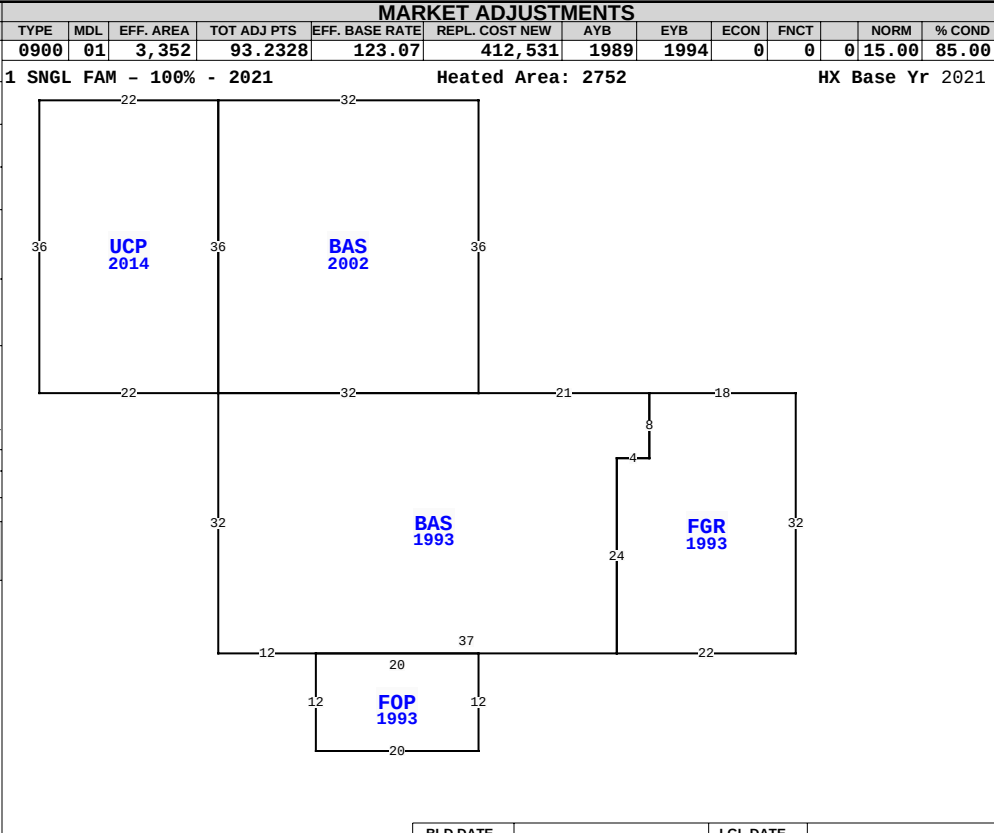
TOTALS	4,456			3,352	350,651
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EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	952.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,698	
2	0510	GARAGE WD-	0	100	32	20	640.00	SF	35.00	35.00	100	1980	1980	3	20	4,480	
3	0681	POLE SHED	0	100	32	8	256.00	SF	15.00	15.00	100	1980	1980	3	20	768	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2004	2004	3	21	605	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0007	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							



37169 COYOTE DR, HILLIARD	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0811	CONCRETE B	0	100	0	0	952.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,698	
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TOTAL OB/XF

8,551																
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		350,651
TOTAL MARKET OB/XF VALUE		8,551
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		554,202
SOH/AGL Deduction		196,538
ASSESSED VALUE		357,664
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		306,942
TOTAL JUST VALUE		554,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2415/0959	11/30/2020	TD	Q	I	01	340,000
GRANTOR: BOZEMAN MARY JEAN REV						
GRANTEE: BOEHMER SHANE & EDN						
2241/1422	12/05/2018	WD	U	I	11	100
GRANTOR: BOZEMAN MARY JEAN						
GRANTEE: BOZEMAN MARY JEAN R						

BUILDING NOTES

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BUILDING DIMENSIONS

FGR=[YR=1993] W18 BAS=[YR=1993] W21 BAS=[YR=2002] N36 W32
UCP=[YR=2014] W22 S36 E22 N36\$ S36 E32\$ W32 S32 E12
FOP=[YR=1993] S12 E20 N12 W20\$ E37 N24 E4 N8\$ S8 W4 S24 E22
N32\$.