PT LOT 7 PLEASANT PARK PB 2/21 &
PT SE1/4 OF NE1/4 & PT NE1/4 OF
IN OR 2686/847

KENYON DANIEL JOSEPH & LEE ANN
37011 PLEASANT PARK LN
HILLIARD, FL 32046

2025

05-3N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

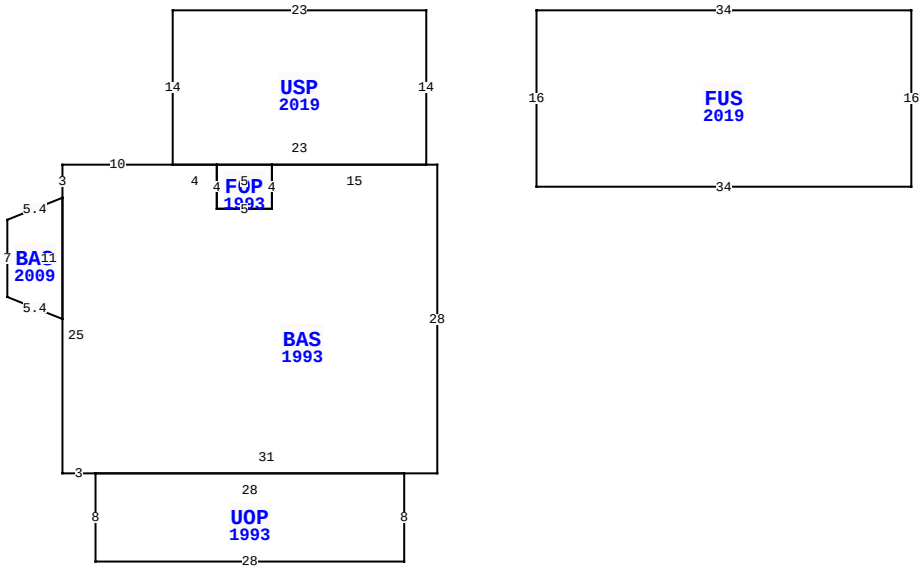
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	932	100	1993	932	84,176
BAS	45	100	2009	45	4,064
FOP	20	30	1993	6	542
FUS	544	100	2019	544	49,132
UOP	224	20	1993	45	4,064
USP	322	30	2019	97	8,760
TOTALS	2,087			1,669	150,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,669	107.5200	107.52	179,451	1919	1989	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1521 HX Base Yr 2025



37011 PLEASANT PARK LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		167,419
TOTAL MARKET OB/XF VALUE		7,037
TOTAL LAND VALUE - MARKET		64,800
TOTAL MARKET VALUE		239,256
SOH/AGL Deduction		0
ASSESSED VALUE		239,256
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		183,534
TOTAL JUST VALUE		239,256
NCON VALUE		16,680
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010446	24 X 30 STORAGE B	46,216	09/11/2024
0603061	OTHER	756	03/29/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2686/847	12/12/2023	WD	Q	I	01	250,000
GRANTOR: FAHLGREN STEVEN M & K						
GRANTEE: KENYON DANIEL JOSEP						
1650/166	11/24/2009	WD	U	I	11	100
GRANTOR: DAVIS JOANN DRAWDY ET						
GRANTEE: FAHLGREN KIMBERLY J						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2019] W23 S14 BAS=[YR=1993] W10 S3 BAS=[YR=2009] D2 L5 S7 D2 R5 N11$ S25 E3UOP=[YR=1993] S8 E28 N8 W28$ E31 N28 W15 FOP=[YR=1993] W5 S4 E5 N4$ S4 W5 N4 W4$ E23 N14$ PTR=E10 FUS=[YR=2019] E34 S16 W34 N16$ W10$.

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	0940	SHEDS/PORT	0	100	34	10	340.00	SF	30.00	30.00	100	1950	1950	3	20	2,040	
2	0350	CARPORT WD	0	100	62	31	1,922.00	SF	13.00	13.00	100	2024	1991		20	4,997	

LAND DESCRIPTION

TOTAL OB/XF 7,037

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	RES	100	0004	OR	0.00	0.00	1.44	AC		1.00	1.00	1.00	45,000.00	45,000.00	64,800							

REVIEW DATE 01/17/2025 BY WWA Total Acres: 1.44 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 07/30/2025 BY SYS

PT LOT 7 PLEASANT PARK PB 2/21 &
PT SE1/4 OF NE1/4 & PT NE1/4 OF
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HILLIARD, FL 32046

2025

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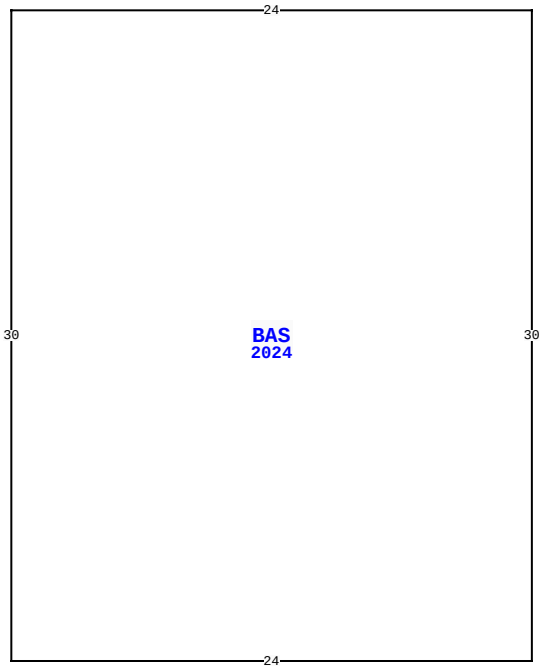
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2024	720	16,680
TOTALS	720			720	16,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	23.40	16,848	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 720 HX Base Yr 2025



37011 PLEASANT PARK LN, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: KENYON DANIEL JOSEP						
1650/166	11/24/2009	WD	U	I	11	100
GRANTOR: DAVIS JOANN DRAWDY ET						
GRANTEE: FAHLGREN KIMBERLY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=56,10] E24 S30 W24 N30 $
.

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

REVIEW DATE 01/17/2025 BY WWA Total Acres: 1.44 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 07/30/2025 BY SYS