

**WEBB SUSIE MAE ESTATE**  
C/O LEOLA COACHMAN, 3787 WEBB ST  
HILLIARD, FL 32046

**05-3N-24-2340-0014-0020**

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

05 AVERAGE 100

03 GABLE/HIP 100

01 MINIMUM 100

01 MINIMUM 100

09 PINE WOOD 100

99 N/A 100

N/A 100

0 100

0 100

02 WOOD FRAME 100

1. 1. 100

0 100

03 DIST HI 100

00 NONE 100

Quality 01 Quality Level 01

DOR CODE 0700 MISC RESIDENTIAL

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 6001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

720

100

1993

720

4,609

FSP

84

40

2012

34

218

TOTALS 804 754 4,827

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

LAND DESCRIPTION

TOTAL OB/XF

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

06/21/2024

BY

WWA

Total Acres: 0.00

Total Land Value: 46,099

Market: 0

Agricultural: 0

Common: 46,099

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

PD

NORM

% COND

0150

01

754

60.3900

32.01

24,136

1940

1940

0

0

20

28.25

20.00

ACCESORY U - 0% - 0 Heated Area: 720 HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/08/2025

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 3 Tax Dist:

BUILDING MARKET VALUE 4,827

TOTAL MARKET OB/XF VALUE 0

TOTAL LAND VALUE - MARKET 46,099

TOTAL MARKET VALUE 50,926

SOH/AGL Deduction 2,451

ASSESSED VALUE 48,475

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 48,475

TOTAL JUST VALUE 50,926

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 44,068

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S24 E18 FSP=[YR=2012] S7 E12N7W12\$ E12 N24\$ .