W1/2 OF E1/2 OF LOT 14
(EX S60 FT)
LINCOLN SUB

BROWN LATASHIA &/WALKER DESMOND ET AL
3737 WEBB ST
HILLIARD, FL 32046

2025

05-3N-24-2340-0014-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

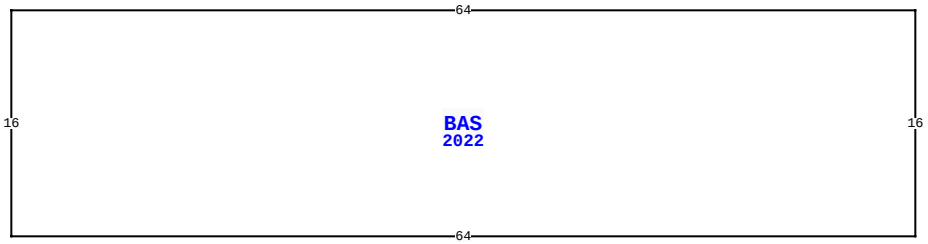
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	2022	1,024	98,947
TOTALS	1,024			1,024	98,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,024	116.0000	98.60	100,966	2022	2022	0	0	0	2.00	98.00

2 M/H 94+ – 16.67% - 2024 Heated Area: 1024 HX Base Yr 2024



3737 WEBB ST, HILLIARD

BLD DATE	02/25/2009 DJ	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		98,947
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,502
TOTAL MARKET VALUE		129,449
SOH/AGL Deduction		5,026
ASSESSED VALUE		124,423
TOTAL EXEMPTION VALUE	HA HAB DX	24,614
BASE TAXABLE VALUE		99,809
TOTAL JUST VALUE		129,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210138	CO ISSUED	0	03/22/2022
20210138	MH MOVE-ON	0	07/01/2021
20210103	DEMOLITION	0	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1944	5/08/2021	QC	U	I	11	100
GRANTOR: BROWN LATASHIA						
GRANTEE: BROWN LATASHIA & DE						
1909/1315	3/28/2014	QC	U	I	11	100
GRANTOR: BYRD JOSEPH						
GRANTEE: BROWN LATASHIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W64 S16 E64 N16$.

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	000100	C	RES	16.67	0006	R-3	105.00	126.00	105.00	FF	4	0.83	1.00	0.83	350.00	290.50	30,502							

REVIEW DATE 04/20/2022 BY TW Total Acres: 0.00 Total Land Value: 30,502 Market: 0 Agricultural: 0 Common: 30,502 PRINTED 07/30/2025 BY SYS