SUB LOT F WALKER SUB UNR
A/K/A PT OF LOTS 6 & 7 (S-1)
IN OR 2491/285

ARNOLD WANDA F L/E/
37137 WALKER STREET
HILLIARD, FL 32046

2025

08-3N-24-2440-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

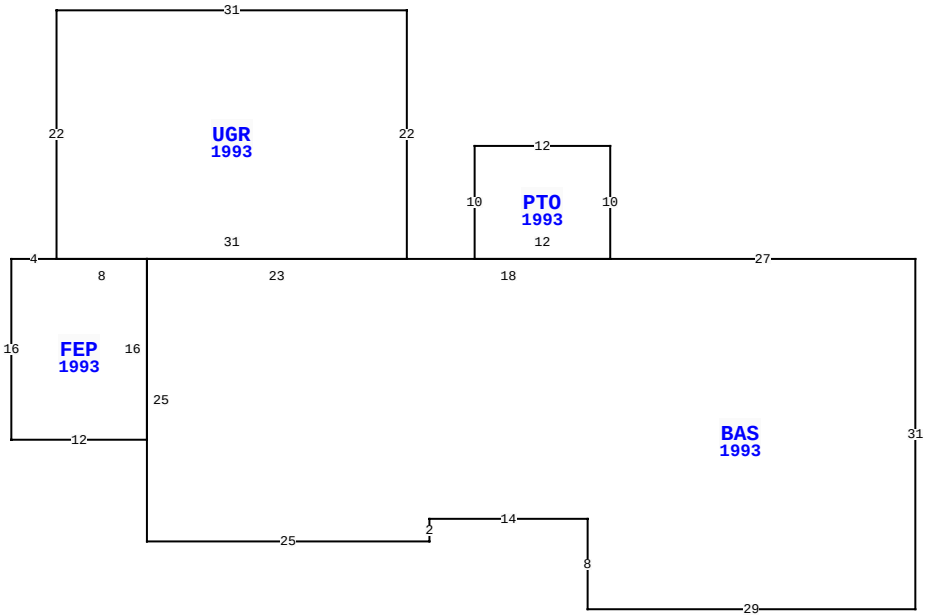
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100	1993	1,846	150,321
FEP	192	80	1993	154	12,541
PTO	120	5	1993	6	488
UGR	682	45	1993	307	24,999
TOTALS	2,840			2,313	188,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,313	123.3820	123.38	285,378	1971	1976	0	0	0	34.00	66.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1846 HX Base Yr 2007



37137 WALKER ST, HILLIARD

BLD DATE	03/16/2010 JH	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		188,349
TOTAL MARKET OB/XF VALUE		3,031
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		215,380
SOH/AGL Deduction		86,342
ASSESSED VALUE		129,038
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,316
TOTAL JUST VALUE		215,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,503

NEW ROOF COMPLETED 8/16/2023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230090	NEW ROOF		05/11/2023
20120131	ROOF	0	09/06/2012
9411138	REPAIR/RRF	4,000	11/08/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2491/0285	7/26/2021	QC	U	I	11	100
GRANTOR: ARNOLD WANDA F						
GRANTEE: WEST NEAL G						
2361/1956	5/18/2020	QC	U	I	11	100
GRANTOR: ARNOLD WANDA F (L/E)						
GRANTEE: ARNOLD WANDA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 PTO=[YR=1993] N10 W12 S10 E12$ W18
UGR=[YR=1993] N22 W31 S22 FEP=[YR=1993] W4 S16 E12 N16 W8$
E31$ W23 S25 E25 N2 E14 S8 E29 N31$.

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	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20	100	1980	1980	3	30	1,023	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0810	CONCRETE A	0	100	0	0	96.00	SF	6.50	6.50	100	1999	1999	3	75	468	

LAND DESCRIPTION

TOTAL OB/XF 3,031

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	0006	R-2	153.00	133.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 08/16/2023 BY WWX Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS