SUB LOT E WALKER SUB UNR
A/K/A PT OF LOTS 6 & 7 (S-2)
OR 291 PG 150

FOSSICK DEBORAH G EST
PO BOX 1004
HILLIARD, FL 32046-1004

**2025**

**08-3N-24-2440-0006-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

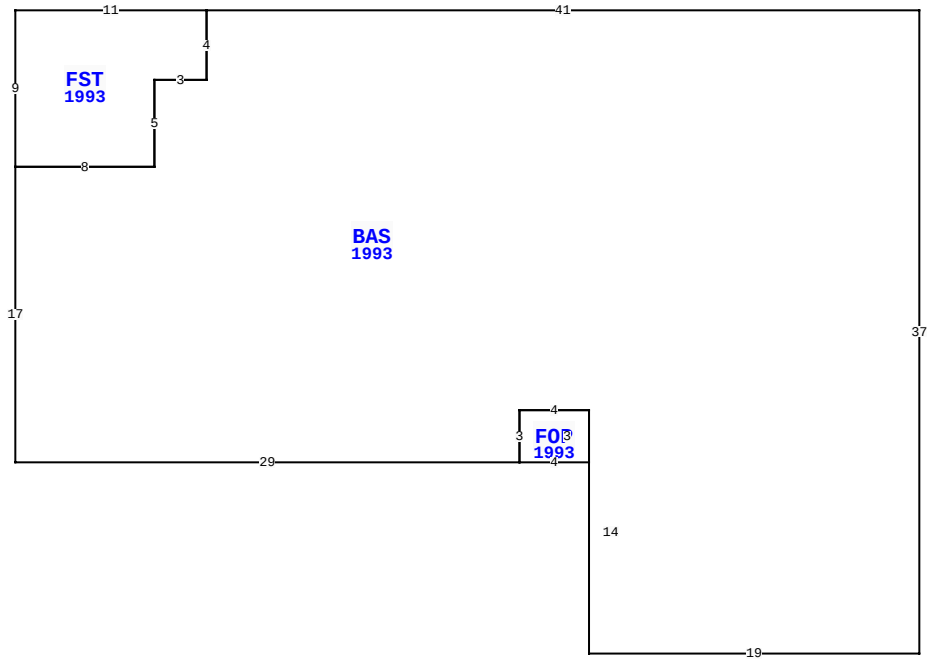
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 1,465 | 100 | 1993 | 1,465 | 126,165 |
| FOP | 12 | 30 | 1993 | 4 | 345 |
| FST | 84 | 55 | 1993 | 46 | 3,961 |
| TOTALS | 1,561 | | | 1,515 | 130,471 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,515 | 131.4780 | 131.48 | 199,192 | 1970 | 1975 | 0 | 0 | 0 | 34.50 | 65.50 |

1 SINGLE FAM – 0% - 2024 Heated Area: 1465 HX Base Yr




37134 WALKER ST, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 130,471 |
| TOTAL MARKET OB/XF VALUE | 421 |
| TOTAL LAND VALUE - MARKET | 24,000 |
| TOTAL MARKET VALUE | 154,892 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 154,892 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 154,892 |
| TOTAL JUST VALUE | 154,892 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 149,344 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20170184 | REPAIR/RRF | 0 | 10/18/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0291/0150 | 5/01/1979 | WD | Q | I | | 38,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0206/0161 | 1/01/1975 | WD | Q | I | | 18,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W41 FST=[YR=1993] W11 S9 E8 N5 E3 N4 $ S4 W3 S5 W8 S17 E29 FOP=[YR=1993] E4 N3 W4S3$ N3 E4 S14 E19 N37$ .

## 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 | 0810 | CONCRETE A | 0 | 0 | 27 | 8 | 216.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 30 | 421 | |

## LAND DESCRIPTION

TOTAL OB/XF 421

| 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 | 0 | 0006 | R-2 | 145.00 | 133.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 24,000 | | | | | | | |

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS