

SUB LOT C WALKER SUB UNR
A/K/A PT OF LOTS 8 & 9 (S-2)
IN OR 1647/773

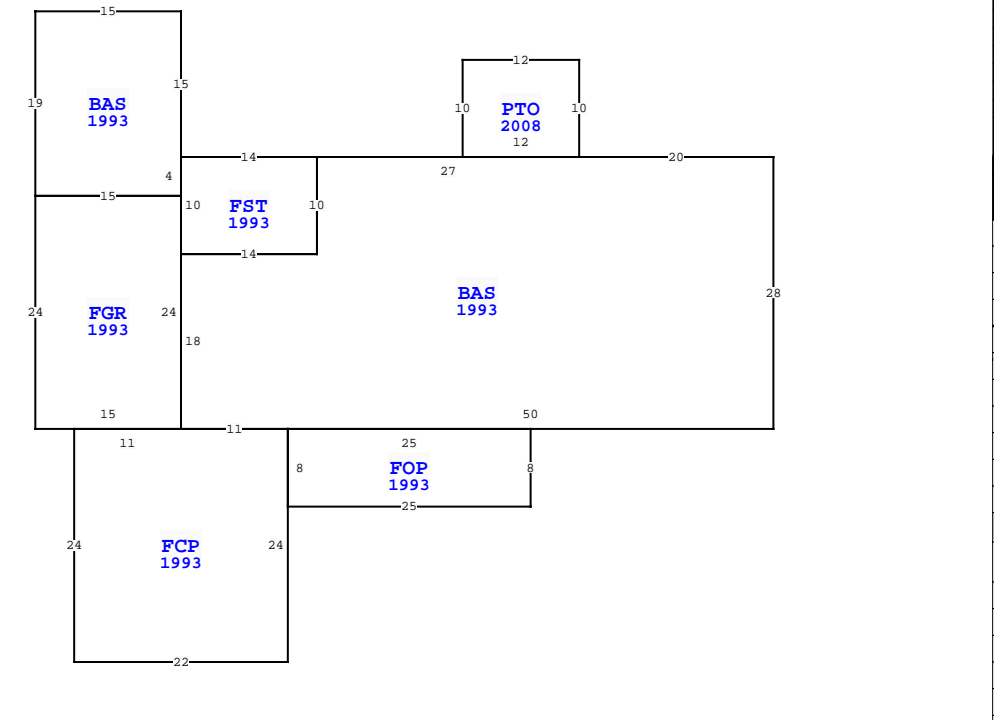
WAGERS JOHN P JR & DEBORAH L
37076 WALKER ST
HILLIARD, FL 32046

2025

08-3N-24-2440-0008-0020

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		3 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,326	126.3220	126.32	293,820	1971	1987	0	0	28.50	71.50		
1 SINGLE FAM - 100% - 2010 Heated Area: 1853 HX Base Yr 2010													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	285	100	1993	285	25,741
BAS	1,568	100	1993	1,568	141,620
FCP	528	25	1993	132	11,922
FGR	360	55	1993	198	17,883
FOP	200	30	1993	60	5,419
FST	140	55	1993	77	6,955
PTO	120	5	2008	6	542
TOTALS	3,201			2,326	210,081

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
1	0811	CONCRETE B	0	100	0	0	528.00	SF	5.20	5.20	100	1980	1980	3	30	824	
2	0801	ASPHALT A	0	100	22	17	374.00	SF	3.00	3.00	100	1983	1983	3	50	561	
3	0510	GARAGE WD-	0	100	24	16	384.00	SF	28.00	28.00	100	2012	2012	3	64	6,881	

TOTAL OB/XF													
8,266													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	160.00	125.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

TOTAL OB/XF													
8,266													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			210,081
TOTAL MARKET OB/XF VALUE			8,266
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			242,347
SOH/AGL Deduction			91,666
ASSESSED VALUE			150,681
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			99,959
TOTAL JUST VALUE			242,347
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120087	XFOB	2,000	06/06/2012
E0902019	ELEC OTHER	0	02/02/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1647/0773	11/04/2009	WD	Q	I	01	150,000
GRANTOR: DOUBLE WW CONTRACTING						
GRANTEE: WAGERS JOHN P JR &						
1598/1646	12/30/2008	WD	Q	I	05	67,500
GRANTOR: WELLS FARGO BANK NA T						
GRANTEE: DOUBLE WW CONTRACTI						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W20 PTO=[YR=2008] N10 W12 S10 E12\$ W27													
FST=[YR=1993] W14 BAS=[YR=1993] N15 W15 S19 FGR=[YR=1993]													
S24 E15 N24W15\$ E15 N4 \$ S10 E14N10\$ S10 W14 S18													
FCP=[YR=1993] W11 S24 E22 N24 W11 \$ E11 FOP=[YR=1993] S8 E25													
N8 W25\$ E50 N28 \$.													