PT OF LOT 35
IN OR 2046/45
DUNN SURVEY

SCROGGIE CHRISTOPHER CHARLES
653 MONUMENT RD APT 1108
JACKSONVILLE, FL 32225

2025

10-3N-24-2320-0035-0000

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	08	SHT VINYL 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	04	Quality Level 04

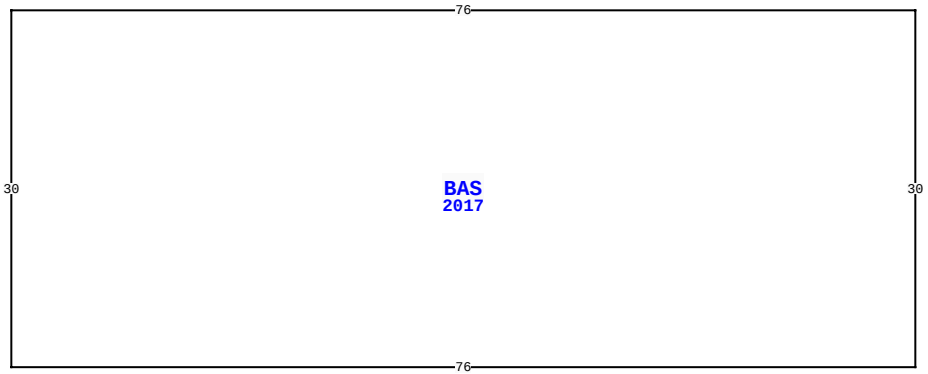
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2017	2,280	194,420
TOTALS	2,280			2,280	194,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	125.4000	106.59	243,025	2016	2016	0	0	0	20.00	80.00

1 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr



37125 DELLAS WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	194,420
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	102,570
TOTAL MARKET VALUE	296,990
SOH/AGL Deduction	43,748
ASSESSED VALUE	253,242
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,242
TOTAL JUST VALUE	296,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633357	CO ISSUED	0	01/12/2017
B1633357	MH MOVE-ON	0	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2046/0045	5/10/2016	WD	U	V	37	28,000

GRANTOR: REYNOLDS ERNEST DAVID
GRANTEE: SCROGGIE CHRISTOPHE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S30 E76 N30$.

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	0		OR	0.00	0.00	5.26	AC		1.00	1.00	1.00	19,500.00	19,500.00	102,570							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.26 Total Land Value: 102,570 Market: 0 Agricultural: 0 Common: 102,570 PRINTED 07/30/2025 BY SYS