

PT OF LOT 21
IN OR 1499/1567
DUNN SURVEY

WALKER CECILIA A REVOCABLE TRUST
PO BOX 6
HILLIARD, FL 32046-1413

2025

15-3N-24-2320-0021-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,580	100	1993	2,580	283,476
FGR	506	55	1993	278	30,545
FOP	85	30	1993	26	2,857
FST	80	55	1993	44	4,835
TOTALS	3,251			2,928	321,713

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0861	POOL GUNIT	0	100	0	0	510.00	SF	85.00	85.00	
3	0845	KOOL DECK	0	100	0	0	831.00	SF	7.25	7.25	
4	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	2.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,928	103.4000	136.49	399,643	1978	1998	0	0	0 19.50	80.50
1 SNGL FAM - 100% - 2000 Heated Area: 2580 HX Base Yr 2000											
37002 PUDGYS PL, HILLIARD											

TOTAL OB/XF											
12,776											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			321,713
TOTAL MARKET OB/XF VALUE			12,776
TOTAL LAND VALUE - MARKET			56,000
TOTAL MARKET VALUE			390,489
SOH/AGL Deduction			229,708
ASSESSED VALUE			160,781
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			110,059
TOTAL JUST VALUE			390,489
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			368,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514717	REPAIR/RRF	0	11/30/2015
Z970774	OTHER	0	03/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1499/1567	5/18/2007	WD	Q	I	01	100	
GRANTOR: WALKER CECILIA A							
GRANTEE: CECILIA A WALKER RE							
0908/1751	11/22/1999	WD	Q	I	05	80,000	
GRANTOR: BOURDEAU BROTHERS REA							
GRANTEE: WALKER CECILIA A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W15 N4 W31 S4 W22 FGR=[YR=1993] N18 W23 S22 E23 N4 S S4 W13 FST=[YR=1993] W10 S8 E10N8S S8 E13 N1 E7 S32 E16 N7 FOP=[YR=1993] E17 N5 W17S5S N5 E17 S12 E16 N12 E12 N31S .											