LOT 21
IN OR 1499/1859

DINWIDDIE BERNITA & THEODORE SR
PO BOX 520
HILLIARD, FL 32046

**2025**

**16-3N-24-0000-0006-0210**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

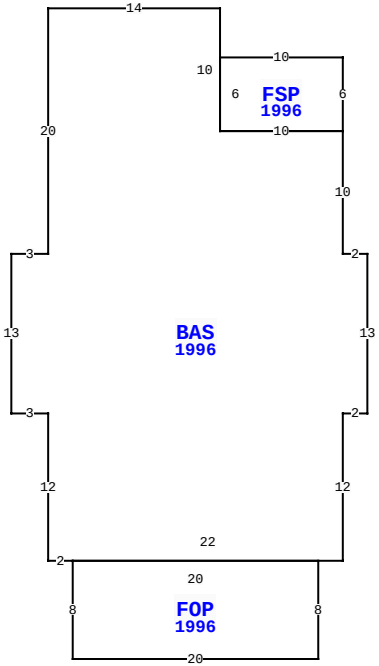
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,045 | 100 | 1996 | 1,045 | 83,631 |
| FOP | 160 | 30 | 1996 | 48 | 3,841 |
| FSP | 60 | 40 | 1996 | 24 | 1,921 |
| TOTALS | 1,265 | | | 1,117 | 89,394 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,117 | 106.0000 | 106.00 | 118,402 | 1933 | 1955 | 0 | 0 | 0 | 24.50 | 75.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1045 HX Base Yr




37223 SOUTH OAK 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 | 89,394 |
| TOTAL MARKET OB/XF VALUE | 160 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 124,554 |
| SOH/AGL Deduction | 9,051 |
| ASSESSED VALUE | 115,503 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 115,503 |
| TOTAL JUST VALUE | 124,554 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 120,365 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200240 | NEW ROOF | 0 | 10/29/2020 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1499/1859 | 5/18/2007 | WD | Q | I | | 80,000 |
| GRANTOR: NICKOLA MICHAEL T & D | | | | | | |
| GRANTEE: DINWIDDIE BERNITA & | | | | | | |
| 0912/1994 | 12/28/1999 | WD | Q | I | | 54,000 |
| GRANTOR: LAMOUNTAIN PATRICIA W | | | | | | |
| GRANTEE: NICKOLA MICHAEL T & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1996] W14 S20 W3 S13 E3 S12 E2 FOP=[YR=1996] S8 E20 N8 W20$ E22 N12 E2 N13 W2 N10 FSP=[YR=1996] N6 W10 S6 E10$ W10 N10$.

### 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 | 1242 | WD DECK A | 0 | 0 | 10 | 8 | 80.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 20 | 160 | |

### LAND DESCRIPTION

TOTAL OB/XF 160

| 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-1 - | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 04/12/2024 BY WWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS