PT OF NE1/4 OF NW1/4
IN OR 1376/771

SIMS PATRICK E
3786 JOY LANE
HILLIARD, FL 32046

2025

16-3N-24-0000-0006-0270

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

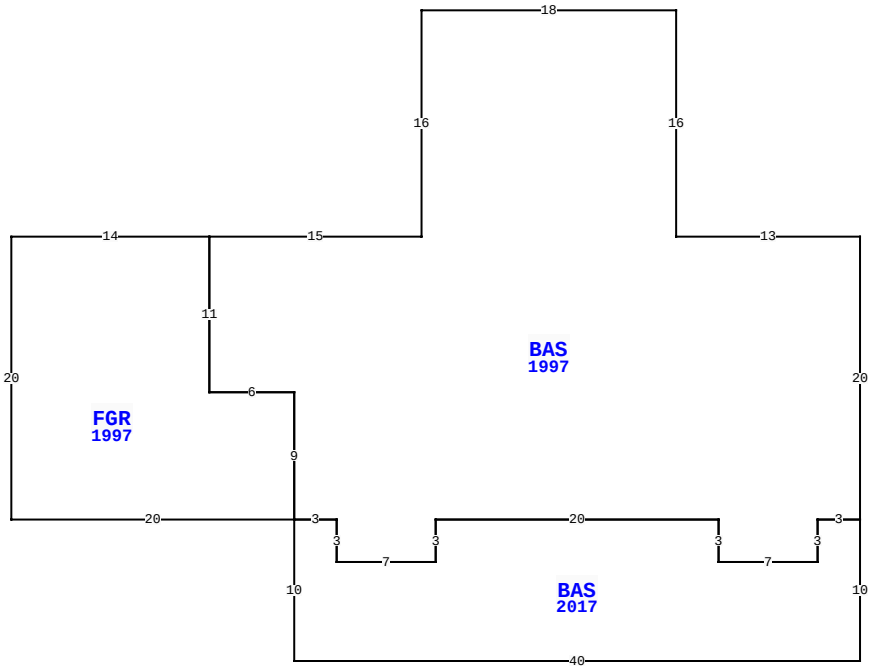
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1997	1,196	118,189
BAS	358	100	2017	358	35,378
FGR	334	55	1997	184	18,183
TOTALS	1,888			1,738	171,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,738	121.7000	121.70	211,515	1997	1997	0	0	0	18.80	81.20

1 SINGLE FAM – 100% - 2006 Heated Area: 1554 HX Base Yr 2006



3786 JOY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,750
TOTAL MARKET OB/XF VALUE		1,201
TOTAL LAND VALUE - MARKET		49,050
TOTAL MARKET VALUE		222,001
SOH/AGL Deduction		106,598
ASSESSED VALUE		115,403
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,681
TOTAL JUST VALUE		222,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1376/0771	12/22/2005	WD	Q	I	01	85,000

GRANTOR: SIMS CLARA FRANCES

GRANTEE: SIMS PATRICK E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W13 N16 W18 S16 W15 FGR=[YR=1997] W14 S20 E20 N9 W6 N11$ S11 E6 S9 BAS=[YR=2017] S10 E40 N10 W3 S3 W7 N3 W20 S3 W7 N3 W3$ E3 S3 E7 N3 E20 S3 E7 N3 E3 N20$.

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	100	20	12	240.00	SF	6.50	6.50	100	2000	2000	3	77	1,201	

LAND DESCRIPTION

TOTAL OB/XF 1,201

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	100	0007	R-1 -	0.00	0.00	1.09	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,050							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.09 Total Land Value: 49,050 Market: 0 Agricultural: 0 Common: 49,050 PRINTED 07/30/2025 BY SYS