

SIMS KENNETH A & SHERRYL D
PO BOX 1335
HILLIARD, FL 32046-1335

16-3N-24-0000-0006-0280

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

Exterior Wall 10
Roof Structur 08
Roof Cover 03
Interior Wall 05
Interior Floor 11
Interior Floor 13
Air Condition 04
Heating Type 04
Bedrooms 4 100
Bathrooms 3 100
Frame 02
Stories 2.
Units 0 100
Occupancy 00

ABOVE AVG 100
IRREGULAR 100
COMP SHNGL 100
DRYWALL 100
CLAY TILE 50
CARPET 50
CENTRAL 100
AIR DUCTED 100
WOOD FRAME 100
2. 100
0 100
NONE 100

Quality 04
DOR CODE 0100
MAP NUM
NEIGHBORHOOD/LOC 6001.00
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS 2,088 100 2008 2,088 223,984
FOP 464 30 2008 139 14,911
FOP 464 30 2008 139 14,911
FUS 609 100 2008 609 65,329
STP 48 10 2008 5 537

TOTALS 3,673 2,980 319,672

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 0510 GARAGE WD- 0 100 25 30 750.00 SF 35.00 35.00 100 2008 2008 3 48 12,600

2 0525 GAZEBO 0 100 0 0 1.00 UT 5,000.00 5,000.00 100 2008 2008 3 48 2,400

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 2.30 AC 1.00 1.00 1.00 35,000.00 35,000.00 80,500

REVIEW DATE 02/15/2024 BY KBA Total Acres: 2.30 Total Land Value: 80,500 Market: 0 Agricultural: 0 Common: 80,500 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,980 115.9725 115.97 345,591 2008 2008 0 0 7.50 92.50

1 SINGLE FAM - 100% - 2009 Heated Area: 2697 HX Base Yr 2009

FOP 2008 FUS 2008 BAS 2008 STP 2008

BLD DATE 07/29/2008 JH LGL DATE 05/07/2025 MLU
XF DATE
INC DATE

3799 JOY LN, HILLIARD

TOTAL OB/XF 15,000

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BY STANDARD

Tax Group: 3 Tax Dist:

BUILDING MARKET VALUE 319,672
TOTAL MARKET OB/XF VALUE 15,000
TOTAL LAND VALUE - MARKET 80,500
TOTAL MARKET VALUE 415,172
SOH/AGL Deduction 184,408
ASSESSED VALUE 230,764
TOTAL EXEMPTION VALUE HX HB 50,722
BASE TAXABLE VALUE 180,042
TOTAL JUST VALUE 415,172
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 390,576

SALES DATA

OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE

1520/1278 8/22/2007 WD U V 07 100

GRANTOR: SIMS CLARA FRANCES
GRANTEE: SIMS KENNETH A & SH
1510/1019 7/05/2007 QC Q V 01 100
GRANTOR: SIMS CLARA FRANCES
GRANTEE: SIMS KENNETH A & SH

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W58 S8 BAS=[YR=2008] S36 FOP=[YR=2008] S8 E23 STP=[YR=2008] S4 E12 N4 W12\$ E35 N8 W58\$ E58 N36 W58\$ E58 N8\$ PTR=E15 FUS=[YR=2008] E33 S20 W4 S3 W5 N3 W3 N9 W9S9 W3 S3 W5 N3 W4 N20\$ W15\$.