PT OF LOT 5
IN OR 2467/422
CORNWALL SURVEY S/D OF

SLAUGHTER ALEX H & JUDY A
37041 INGHAM RD
HILLIARD, FL 32046

2025

16-3N-24-2020-0005-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

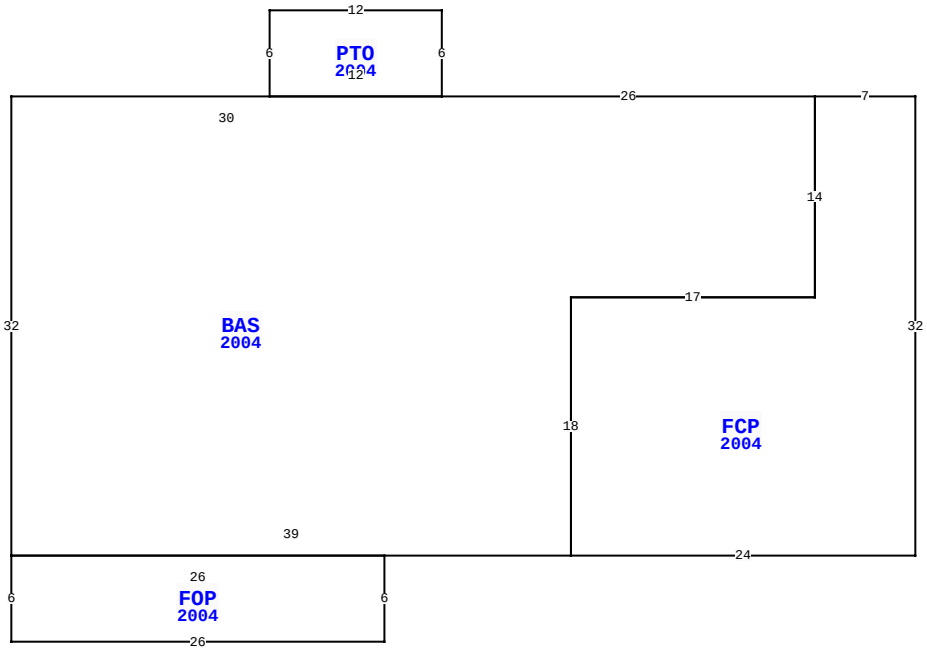
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,486	100	2004	1,486	155,744
FCP	530	25	2004	132	13,834
FOP	156	30	2004	47	4,926
PTO	72	5	2004	4	420
TOTALS	2,244			1,669	174,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,669	116.1300	116.13	193,821	2004	2004	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2022 Heated Area: 1486 HX Base Yr 2022



37041 INGHAM RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		174,923
TOTAL MARKET OB/XF VALUE		4,143
TOTAL LAND VALUE - MARKET		32,400
TOTAL MARKET VALUE		211,466
SOH/AGL Deduction		40,994
ASSESSED VALUE		170,472
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,750
TOTAL JUST VALUE		211,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2467/0422	5/28/2021	WD	Q	I	01	230,000
GRANTOR: MCCOURT JUSTIN & JAYM						
GRANTEE: SLAUGHTER ALEX H &						
2226/1618	9/27/2018	WD	Q	I	01	144,500
GRANTOR: *CONFIDENTIAL*						
GRANTEE: MCCOURT JUSTIN & JA						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2004] W7 BAS=[YR=2004] W26 PTO=[YR=2004] N6 W12 S6 E12$ W30 S32 FOP=[YR=2004] S6 E26 N6 W26$ E39 N18 E17 N14$ S14 W17 S18 E24 N32$.

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	0812	CONCRETE C	0	100	0	0	1,248.00	SF	4.00	4.00	100	2004	2004	3	83	4,143	

LAND DESCRIPTION

TOTAL OB/XF 4,143

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	0006	R-2	0.00	0.00	0.45	AC		1.00	1.00	1.60	45,000.00	72,000.00	32,400							

REVIEW DATE 04/15/2024 BY WWA Total Acres: 0.45 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 07/30/2025 BY SYS