LOT 17
R673829 & R673830
IN OR 1793/865

MAZE EUGENE C
37146 LITTLE MAGNOLIA CT
HILLIARD, FL 32046

2025

16-3N-24-2580-0017-0000

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 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 06

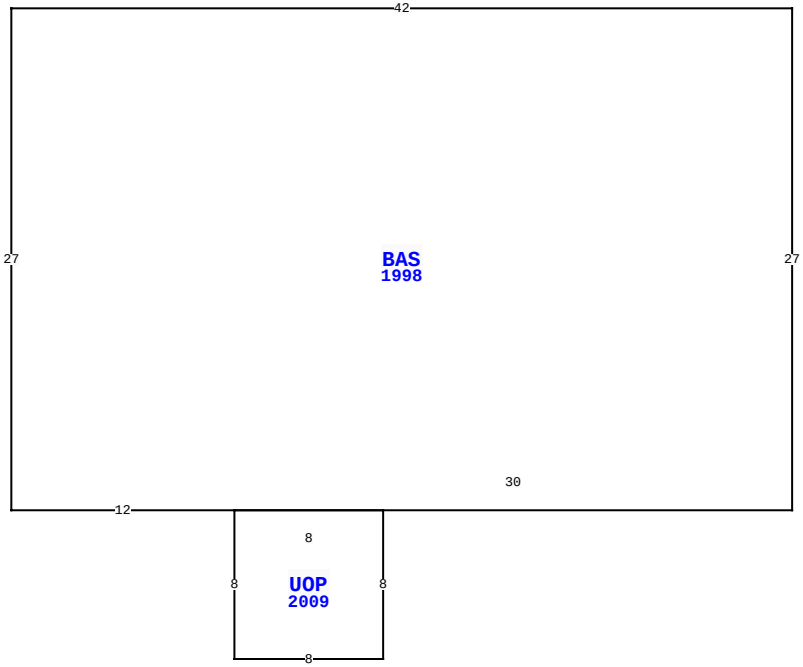
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1998	1,134	45,342
UOP	64	25	2009	16	640
TOTALS	1,198			1,150	45,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,150	117.6000	99.96	114,954	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 2024 Heated Area: 1134 HX Base Yr



37146 LITTLE MAGNOLIA CT, 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	45,982
TOTAL MARKET OB/XF VALUE	1,253
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	82,235
SOH/AGL Deduction	0
ASSESSED VALUE	82,235
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,235
TOTAL JUST VALUE	82,235
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1793/0865	5/16/2012	QC	U	I	11	14,500
GRANTOR: MAZE CARL E & ELEANOR						
GRANTEE: MAZE CARL E & ELEAN						
0857/1413	12/03/1998	WD	Q	I		16,500
GRANTOR: REEVES RANDLE S						
GRANTEE: MAZE CARL & ELEANOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W42 S27 E12 UOP=[YR=2009] S8 E8 N8 W8$ E30 N27$.

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	0811	CONCRETE B	0	0	0	0	526.00	SF	5.20	5.20	100	1980	1980	3	30	821	
2	1242	WD DECK A	0	0	24	12	288.00	SF	7.50	7.50	100	2000	2000	3	20	432	

LAND DESCRIPTION

TOTAL OB/XF 1,253

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