SUB LOT 18 IN OR 2475/1377
SUB OF NW 1/4
PB 1 PG 3

ANTTILA STEVEN W & JESSICA B
37186 LITTLE MAGNOLIA CT
HILLIARD, FL 32046

2025

16-3N-24-2580-0018-0000

BUILDING CHARACTERISTICS

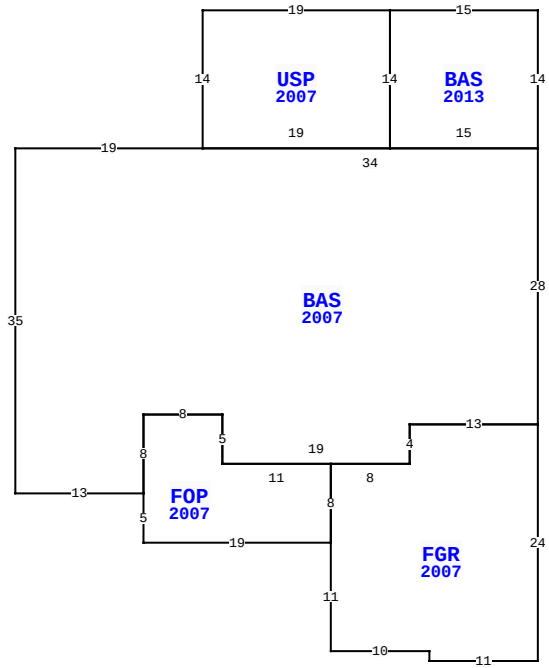
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,643	100	2007	1,643	224,744
BAS	210	100	2013	210	28,726
FGR	462	55	2007	254	34,745
FOP	192	30	2007	58	7,934
USP	266	30	2007	80	10,943
TOTALS	2,773			2,245	307,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,245	109.6620	144.75	324,964	2007	2012	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2022 Heated Area: 1853 HX Base Yr 2022



37186 LITTLE MAGNOLIA CT, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		307,091
TOTAL MARKET OB/XF VALUE		6,100
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		348,191
SOH/AGL Deduction		36,702
ASSESSED VALUE		311,489
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		260,767
TOTAL JUST VALUE		348,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130081	NEW CONSTR	0	11/07/2013
20130082	H/AC	0	11/07/2013
20130078	ADDITION	0	10/22/2013
0701015	NEW CONSTR	104,680	01/23/2007
0701016	ELEC OTHER	0	01/23/2007
0701017	ELEC OTHER	0	01/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/1377	6/30/2021	WD	Q	I	01	372,000
GRANTOR: BENNETT KRISTOPHER L						
GRANTEE: ANTTILA STEVEN W &						
1460/1309	11/21/2006	WD	Q	V		25,000
GRANTOR: BENNETT LESLIE D & AN						
GRANTEE: BENNETT KRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 USP=[YR=2007] W19 S14 BAS=[YR=2007] W19 S35 E13 FOP=[YR=2007] S5 E19 FGR=[YR=2007] S11 E10 S1 E11 N24 W13 S4 W8 S8$ N8 W11 N5 W8 S8$ N8 E8 S5 E19 N4 E13 N28 W34$ E19 N14$ S14 E15 N14$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	852.00	SF	5.20	5.20	100	2007	2007	3	87	3,854	
3	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2008	2008	3	31	446	

LAND DESCRIPTION

TOTAL OB/XF 6,100

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	0005	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