LOTS 19 & 20
SUB OF NW1/4 PBK 1/3
ESMT OR 2418/635

DAVIS CHARLES W & CAROL E
37202 LITTLE MAGNOLIA CT
HILLIARD, FL 32046

2025

16-3N-24-2580-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

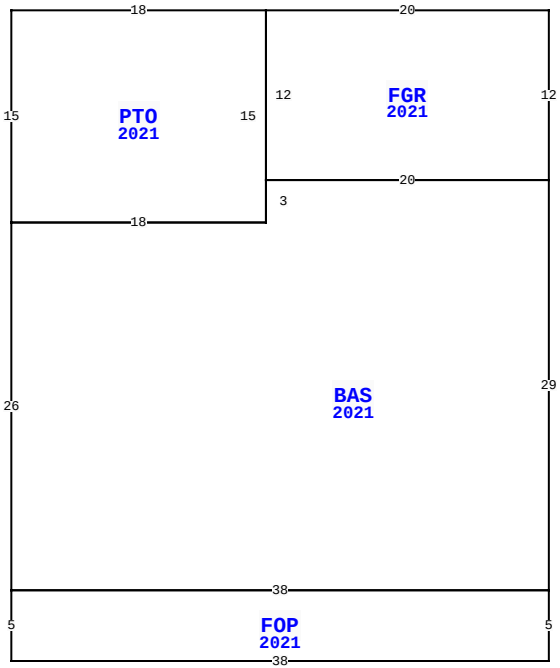
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,048	100	2021	1,048	118,522
FGR	240	55	2021	132	14,928
FOP	190	30	2021	57	6,447
PTO	270	5	2021	14	1,583
TOTALS	1,748			1,251	141,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,251	89.0136	117.50	146,992	2021	2021	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2022 Heated Area: 1048 HX Base Yr 2022



37202 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		141,480
TOTAL MARKET OB/XF VALUE		1,351
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		212,831
SOH/AGL Deduction		49,123
ASSESSED VALUE		163,708
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		107,986
TOTAL JUST VALUE		212,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210012	CULVERT	0	01/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2270/1501	4/26/2019	QC	U	V	11	6,000
GRANTOR: BENNETT LESLIE D & DA						
GRANTEE: DAVIS CHARLES W & C						
2270/1497	4/26/2019	QC	U	V	11	6,000
GRANTOR: BENNETT LESLIE D & DA						
GRANTEE: DAVIS CHARLES W & C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W20 PTO=[YR=2021] W18 S15 BAS=[YR=2021] S26 FOP=[YR=2021] S5 E38 N5 W38$ E38 N29 W20 S3 W18$ E18 N15$ S12 E20 N12$.

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	21	10	210.00	SF	6.50	6.50	100	2021	2021	3	99	1,351	

LAND DESCRIPTION

TOTAL OB/XF 1,351

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	2.00	UT		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 04/12/2024 BY WWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS