LOT 24
SUB OF NW1/4 PBK 1/3
UTIL ESMT IN OR 2402-70

RICHARDS VIVIAN D/RICHARDS DEAN F
37155 LITTLE MAGNOLIA CT
HILLIARD, FL 32046

2025

16-3N-24-2580-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

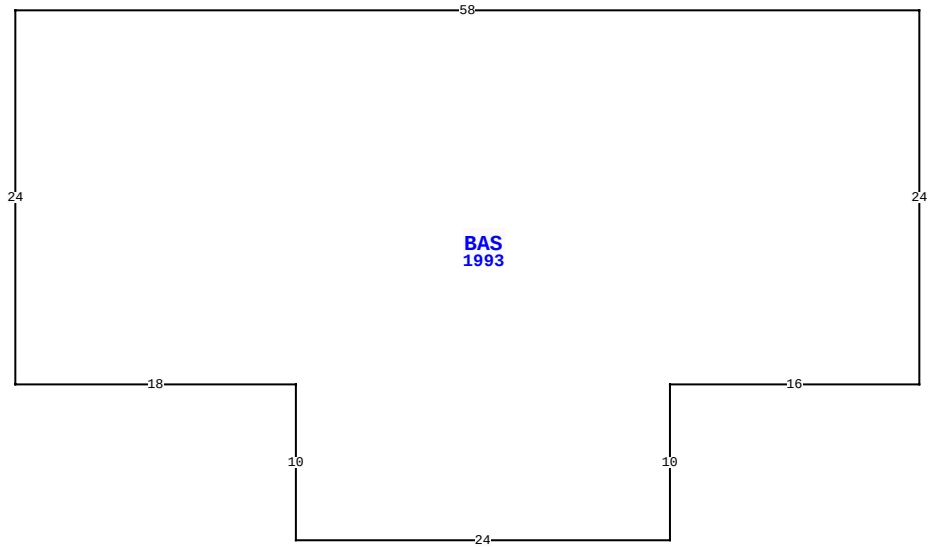
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1993	1,632	47,393
TOTALS	1,632			1,632	47,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,632	121.0000	96.80	157,978	1975	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1632 HX Base Yr 2023



37155 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		47,393
TOTAL MARKET OB/XF VALUE		484
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		82,877
SOH/AGL Deduction		18,142
ASSESSED VALUE		64,735
TOTAL EXEMPTION VALUE	HX HB	39,735
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		82,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/1850	6/29/2022	QC	U	I	11	100
GRANTOR: BAUGHAM STANFORD F						
GRANTEE: RICHARDS VIVIAN D &						
2554/1425	4/07/2022	QC	U	I	11	100
GRANTOR: BAUGHAM WENDY						
GRANTEE: BAUGHAM STANFORD F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S24 E18 S10 E24 N10 E16 N24$.

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	1242	WD DECK A	0	100	0	0	88.00	SF	10.00	10.00	100	2013	2013	3	55	484	

LAND DESCRIPTION

TOTAL OB/XF 484

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		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