PT OF LOT 29 & 30
IN OR 2010/1678
SUB OF NW 1/4 PB 1/3

BOWMAN WENDY
37017 LITTLE MAGNOLIA CT
HILLIARD, FL 32046

2025

16-3N-24-2580-0029-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

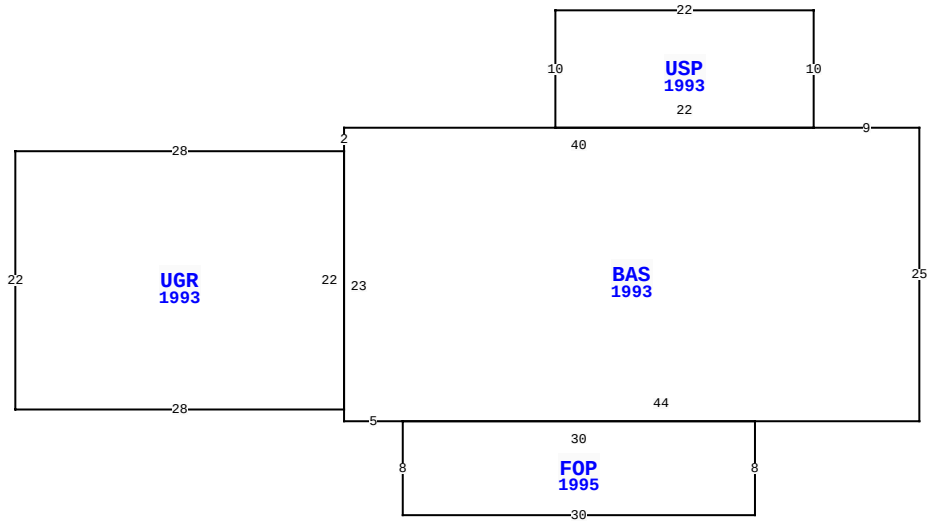
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100	1993	1,225	111,330
FOP	240	30	1995	72	6,543
UGR	616	45	1993	277	25,174
USP	220	30	1993	66	5,998
TOTALS	2,301			1,640	149,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,640	112.2000	112.20	184,008	1977	1977	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1225 HX Base Yr 2016



37017 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		149,046
TOTAL MARKET OB/XF VALUE		4,739
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		188,785
SOH/AGL Deduction		75,737
ASSESSED VALUE		113,048
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,326
TOTAL JUST VALUE		188,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9412153	ADDITION	1,000	12/16/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2010/1678	10/23/2015	WD	Q	I	01	120,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: BOWMAN WENDY						
1978/1710	5/11/2015	CT	U	I	18	60,000
GRANTOR: CLERK OF COURT						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 USP=[YR=1993] N10 W22 S10 E22$ W40 S2 UGR=[YR=1993] W28 S22 E28 N22$ S23 E5 FOP=[YR=1995] S8 E30 N8 W30$ E44 N25$.

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	0	0	368.00	SF	6.50	6.50	100	1980	1980	3	30	718	
2	0811	CONCRETE B	0	100	0	0	784.00	SF	5.20	5.20	100	1994	1994	3	66	2,691	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	38	1,330	

LAND DESCRIPTION

TOTAL OB/XF 4,739

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-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