

GARDENOUR JOHN & JOYCE
37108 LITTLE MAGNOLIA CT
HILLIARD, FL 32046

16-3N-24-2580-0031-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior WallRoof Structure025MOD METAL 100
GABLE/HIP 100

Roof CoverInterior Wall0305COMP SHNGL 100
DRYWALL 90

Interior WallInterior Floor0414PLYWOOD 10
CARPET 90

Interior FloorAir Condition0803SHT VINYL 10
CENTRAL 100

Heating TypeBedroomsBathrooms0403AIR DUCTED 100
3 100
1 100

Frame StoriesUnits021.WOOD FRAME 100
1. 100
0 100

BUD8 Adjustme03DIST HI 100

TOTALS1,6721,29774,477

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10510GARAGE WD-0000792.00SF35.0035.00100198519853205,544

20940SHEDS/PORT001210120.00SF30.0030.00100202420193822,952

LAND DESCRIPTIONTOTAL OB/XF8,496

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASESUBAREA MARKET VALUE

1000100CRES00006R-1-0.000.001.00UT1.001.001.0035,000.0035,000.0035,000

REVIEW DATE04/12/2024BYWWATotal Acres: 0.00Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 07/30/2025 BY SYS

MARKEADJUSTMENTS

TYPETOT ADJPNTSTOT ADJ PNTSEFF. RATEBASE REPL.COST NEWAYBEYBECONFNCTNORMCONDVAL

0820021,297128.1800102.54132,994197420060044.0056.00

HEATED AREA: 1182HX BASE YR:

FELCPBASFEPP

NASSAU COUNTY PROPERTYVALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE74,477

TOTAL MARKET OB/XF VALUE8,496

TOTAL LAND VALUE - MARKET35,000

TOTAL MARKET VALUE117,973

SOH/AGL Deduction30,130

ASSESSED VALUE87,843

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE87,843

TOTAL JUST VALUE117,973

NCON VALUE0

INCOME VALUEPREVIOUS YEAR MKT VALUE111,140

SALESDATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSNCDSALE PRICE

1958/04951/16/2015WDQCUII0155,000

GRANTOR: THE CYR FAMILY TRUST

GRANTEE: GARDENOUR JOHN & JO

0909/063711/29/1999QCUII18100

GRANTOR: CYR DELMAR & CLARA

GRANTEE: CYR DELMAR & CLARA

BUILDING NOTESBUILDING DIMENSIONS

FEP=[YR=1993] W20 S10BAS=[YR=1993] W24 FCP=[YR=2003] W20 S23 E20N23\$ S23 E44 N23 W20\$ E20 N10\$.