



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	01	Quality Level 01
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100	2008	60	6,745
BAS	2,155	100	2008	2,155	242,275
FGR	590	55	2008	324	36,426
FOP	189	30	2008	57	6,408
FOP	704	30	2008	211	23,722
FUS	319	100	2009	319	35,863
STR	56	10	2009	6	674

TOTALS	4,073			3,132	352,113
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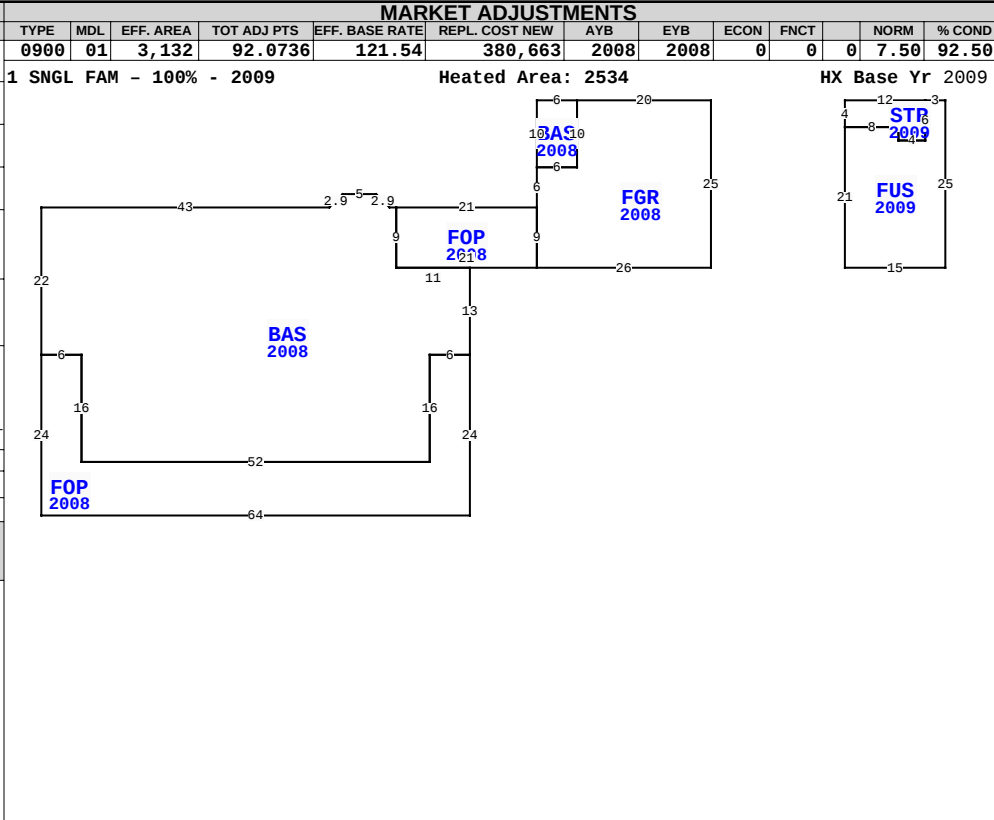
EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0680	POLE SHED	0	100	16	16			256.00	SF	10.00				512	
2	0680	POLE SHED	0	100	24	20			480.00	SF	10.00				960	
3	0811	CONCRETE B	0	100	22	24			528.00	SF	5.20				2,416	
4	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00				3,185	
5	0936	SEPTC TANK	0	100	0	0			1.00	UT	6,000.00				6,000	

LAND DESCRIPTION																
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0007	OR	0.00	0.00	2.01	AC		1.00	1.00	1.00	35,000.00	35,000.00

REVIEW DATE	01/12/2024	BY	KBA
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38311 PLYMOUTH ROCK DR, HILLIARD	BLD DATE 02/27/2008	JH	LGL DATE 05/07/2025	MLU
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TOTAL OB/XF																
13,073																

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		352,113	
TOTAL MARKET OB/XF VALUE		13,073	
TOTAL LAND VALUE - MARKET		70,350	
TOTAL MARKET VALUE		435,536	
SOH/AGL Deduction		196,492	
ASSESSED VALUE		239,044	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		188,322	
TOTAL JUST VALUE		435,536	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		408,666	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20664	NEW CONSTR	0	10/01/2007
C20664	CO ISSUED	0	10/01/2007
R10790	REPAIR/RRF	4,000	10/01/2007
E20136	ELEC OTHER	9,000	10/01/2007
M13376	MECH OTHER	0	10/01/2007
P12791	OTHER	0	10/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2749/1640	10/29/2024	QC	U	I	11	100
GRANTOR: LEE JOHN STEVEN & SHE						
GRANTEE: LEE JOHN STEVEN & S						
1525/1720	9/18/2007	WD	Q	I	06	100
GRANTOR: LEE JOHN STEVEN						
GRANTEE: LEE JOHN S & SHEILA						

BUILDING NOTES																
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BUILDING DIMENSIONS																
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FGR=[YR=2008] W20 BAS=[YR=2008] W6 S10 E6 N10\$ S10 W6 S6
FOP=[YR=2008] W21 BAS=[YR=2008] W1 L2 U2 W5 L2 D2 W43 S22
FOP=[YR=2008] S24 E64 N24 W6 S16 W52 N16 W6\$ E6 S16 E52 N16
E6 N13 W11 N9\$ S9 E21 N9\$ S9 E26 N25\$ PTR=E20 STR=[YR=2009]
E12 FUS=[YR=2009] E3 S25 W15 N21 E8 S2 E4 N6\$ S6 W4 N2 W8 N4\$ W20\$.