

PT OF LOTS 52 & 53 S-8
IN OR 683/202
CORNWALL SURVEY

THOMPSON CATHERINE W
37108 FRIENDSHIP CT
HILLIARD, FL 32046

2025

17-3N-24-2020-0052-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	08	WD ON PLY 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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
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NEIGHBORHOOD/LOC	6001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	81,229
FCP	180	25	1993	45	3,808
UST	60	45	1993	27	2,284

TOTALS	1,200			1,032	87,321
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	10	20	200.00	SF	6.50	6.50	
2	0350	CARPORT WD	0	100	26	24	624.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	13.20	13.20	
4	0862	POOL VINYL	0	100	0	0	350.00	SF	50.00	50.00	
5	0845	KOOL DECK	0	100	0	0	424.00	SF	7.25	7.25	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0005	A-1	136.00	210.00	0.66	AC	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,032	125.8200	125.82	129,846	1977	1977	0	0	0	32.75	67.25
1 SINGLE FAM - 100% - 1995												
Heated Area: 960												
HX Base Yr 1995												
UST 1993 BAS 1993 FCP 1993												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025
INC DATE		AG DATE	MLU

37108 FRIENDSHIP CT, HILLIARD												
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		87,321	
TOTAL MARKET OB/XF VALUE		12,537	
TOTAL LAND VALUE - MARKET		41,580	
TOTAL MARKET VALUE		141,438	
SOH/AGL Deduction		68,634	
ASSESSED VALUE		72,804	
TOTAL EXEMPTION VALUE		HX HB 47,804	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		141,438	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		123,684	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0704059	SWIM POOL	25,600	04/17/2007
0512369	REPAIR/RRF	0	12/09/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0683/0202	6/17/1993	WD	Q	I		47,500	
GRANTOR: JOHNSON ESTHER J							
GRANTEE: THOMPSON CATHERINE							
0601/0925	7/10/1990	QC	Q	I	01	100	
GRANTOR: JOHNSON CONNIE W							
GRANTEE: JOHNSON ESTHER L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1993] W10 BAS=[YR=1993] W40 S24 E40 FCP=[YR=1993] E10 N18 W10 S18\$ N24\$ S6 E10 N6\$.											