S1/2 OF S1/2 OF NE1/4 OF NE1/4
OF SEC 20-3N-24E IN
OR 1926/1107 BEING ONLY PT IN

GARDNER DELORES D
37197 TOM BROWN RD
HILLIARD, FL 32046

**2025**

**20-3N-24-0000-0006-0000**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

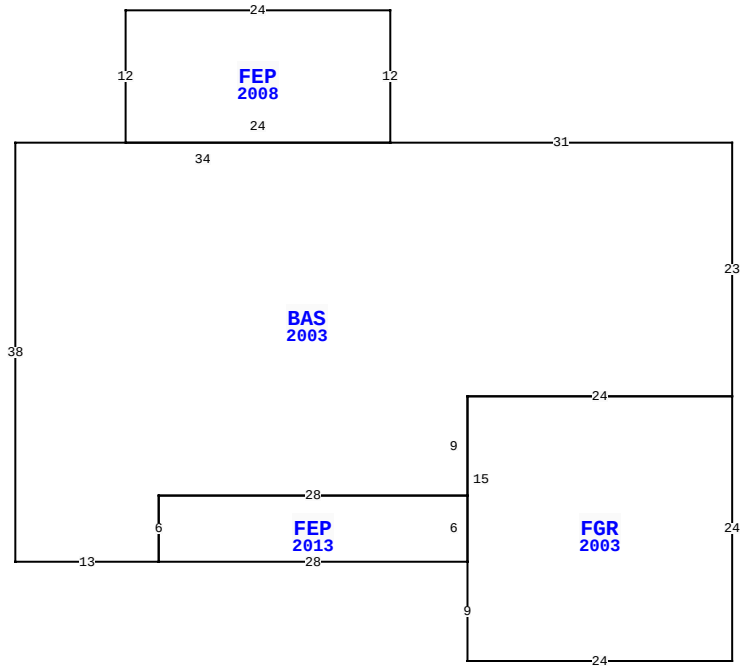
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,942 | 100 | 2003 | 1,942 | 188,238 |
| FEP | 288 | 80 | 2008 | 230 | 22,294 |
| FEP | 168 | 80 | 2013 | 134 | 12,989 |
| FGR | 576 | 55 | 2003 | 317 | 30,727 |
| TOTALS | 2,974 | | | 2,623 | 254,247 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,623 | 108.0000 | 108.00 | 283,284 | 2003 | 2003 | 0 | 0 | 0 | 10.25 | 89.75 |

3 SINGLE FAM – 100% - 2018 Heated Area: 1942 HX Base Yr 2018




37197 TOM BROWN RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 254,247 |
| TOTAL MARKET OB/XF VALUE | | 9,479 |
| TOTAL LAND VALUE - MARKET | | 80,500 |
| TOTAL MARKET VALUE | | 344,226 |
| SOH/AGL Deduction | | 122,718 |
| ASSESSED VALUE | | 221,508 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 170,786 |
| TOTAL JUST VALUE | | 344,226 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 321,468 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C5330 | CO ISSUED | 0 | 05/13/2011 |
| M16099 | H/AC | 0 | 04/01/2011 |
| E23278 | ELEC OTHER | 0 | 02/01/2011 |
| P14666 | OTHER | 0 | 02/01/2011 |
| C5164 | CO ISSUED | 0 | 02/18/2009 |
| C5165 | CO ISSUED | 0 | 02/18/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1926/1107 | 6/26/2014 | WD | U | I | 30 | 100 |
| GRANTOR: GARDNER ELSIE M | | | | | | |
| GRANTEE: GARDNER ELSIE M ETA | | | | | | |
| 0386/0608 | 5/01/1983 | WD | Q | I | | 70,000 |
| GRANTOR: ROBINSON CHRISTINE G | | | | | | |
| GRANTEE: GARDNER CLYDE C & E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W31 FEP=[YR=2008] N12 W24 S12 E24$ W34 S38 E13 FEP=[YR=2013] E28 FGR=[YR=2003] S9 E24 N24 W24 S15 $ N6 W28 S6$ N6 E28 N9 E24 N23 $ .

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,693.00 | SF | 4.00 | 4.00 | 100 | 2008 | 2008 | 3 | 88 | 9,479 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,479

| 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 | 0005 | OR | 0.00 | 0.00 | 2.30 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 80,500 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.30 Total Land Value: 80,500 Market: 0 Agricultural: 0 Common: 80,500 PRINTED 07/30/2025 BY SYS