PT OF SE1/4 OF NE1/4
OR 136/20 L/E & OR 726/1175

**REWIS BILLY CHARLES**
37263 TOM BROWN ROAD
HILLIARD, FL 32046

**2025**

**20-3N-24-0000-0007-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 70 |
| Interior Wall | 05 | DRYWALL 30 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

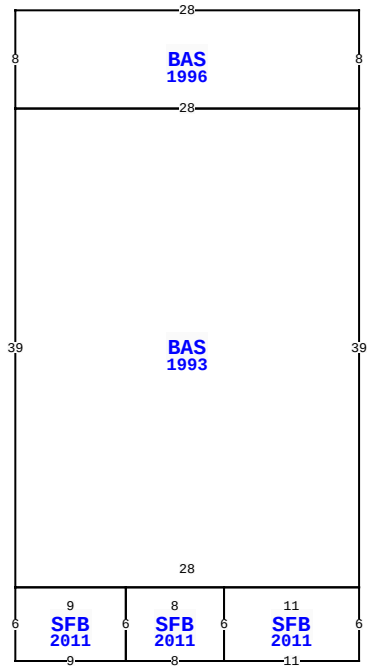
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,092 | 100 | 1993 | 1,092 | 90,903 |
| BAS | 224 | 100 | 1996 | 224 | 18,647 |
| SFB | 48 | 80 | 2011 | 38 | 3,164 |
| SFB | 54 | 80 | 2011 | 43 | 3,580 |
| SFB | 66 | 80 | 2011 | 53 | 4,412 |
| TOTALS | 1,484 | | | 1,450 | 120,704 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,450 | 105.0400 | 105.04 | 152,308 | 1922 | 1970 | 0 | 0 | 0 | 20.75 | 79.25 |

1 SINGLE FAM – 100% - 2001 Heated Area: 1450 HX Base Yr 2001




37263 TOM BROWN RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 120,704 |
| TOTAL MARKET OB/XF VALUE | | 8,729 |
| TOTAL LAND VALUE - MARKET | | 120,000 |
| TOTAL MARKET VALUE | | 249,433 |
| SOH/AGL Deduction | | 147,559 |
| ASSESSED VALUE | | 101,874 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 51,152 |
| TOTAL JUST VALUE | | 249,433 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 224,091 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7961 | NEW CONSTR | 2,160 | 03/25/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0726/1175 | 3/29/1995 | QC | Q | I | 01 | 100 |

GRANTOR: REWIS PATRICIA WILDES

GRANTEE: REWIS BILLY CHARLES

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W28 S8 BAS=[YR=1993] S39 SFB=[YR=2011] S6 E9 SFB=[YR=2011] E8 SFB=[YR=2011] E11 N6 W11 S6$ N6 W8S6 $ N6 W9$ E28 N39 W28$ E28 N8$ .

## 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 | 0681 | POLE SHED | 0 | 100 | 30 | 18 | 540.00 | SF | 15.00 | 15.00 | 100 | 1992 | 1992 | 3 | 20 | 1,620 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 8 | 8 | 64.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 20 | 128 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 10 | 8 | 80.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 20 | 160 | |
| 4 | 0820 | WOOD WALK | 0 | 100 | 0 | 0 | 400.00 | SF | 11.75 | 11.75 | 100 | 2005 | 2005 | 3 | 40 | 1,880 | |
| 5 | 0681 | POLE SHED | 0 | 100 | 26 | 18 | 468.00 | SF | 15.00 | 15.00 | 100 | 2003 | 2003 | 3 | 30 | 2,106 | |
| 6 | 0681 | POLE SHED | 0 | 100 | 42 | 20 | 840.00 | SF | 11.25 | 11.25 | 100 | 2003 | 2003 | 3 | 30 | 2,835 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,729

| 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 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 120,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS