PT OF NW1/4 OF NW1/4 OF
SEC 21-3N-24E IN OR 2262/1119
UTIL ESMT IN OR 2305/264

RABON CORRIE RUTH
37076 TOM BROWN RD
HILLIARD, FL 32046

2025

21-3N-24-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

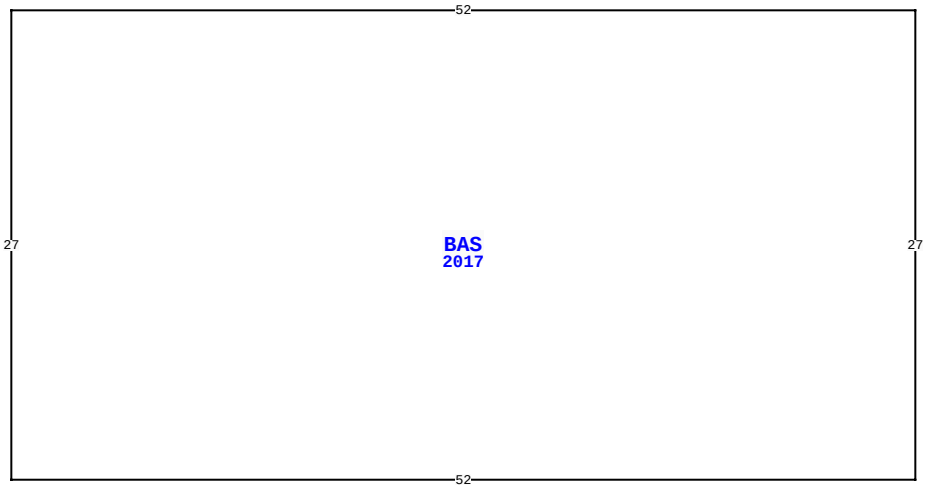
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2017	1,404	118,481
TOTALS	1,404			1,404	118,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	116.8000	99.28	139,389	2017	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2022 Heated Area: 1404 HX Base Yr 2022



37076 TOM BROWN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		118,481
TOTAL MARKET OB/XF VALUE		3,632
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		167,113
SOH/AGL Deduction		41,962
ASSESSED VALUE		125,151
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,429
TOTAL JUST VALUE		167,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003550	CARPORT	18,131	04/09/2019
17003505	CO ISSUED	0	07/21/2017
17003505	MH MOVE-ON	0	06/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/1119	3/20/2019	QC	U	I	11	100
GRANTOR: MCDANIEL RODNEY F & J						
GRANTEE: RABON CORRIE RUTH						
1602/0290	1/22/2009	TD	U	V	30	42,000
GRANTOR: SANDERS JUANITA D TRU						
GRANTEE: MCDANIEL RODNEY F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W52 S27 E52 N27$.

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	0811	CONCRETE B	0	100	30	24	720.00	SF	5.20	5.20	100	2019	2019	3	97	3,632	

LAND DESCRIPTION

TOTAL OB/XF 3,632

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/17/2019 BY TW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS