E1/2 LOTS 19 THRU 24
CORNWALL SURVEY

BOUTWELL DAVE ROBERT
36137 BOOMER DRIVE
HILLIARD, FL 32046

2025

28-3N-24-2020-0019-0010

BUILDING CHARACTERISTICS

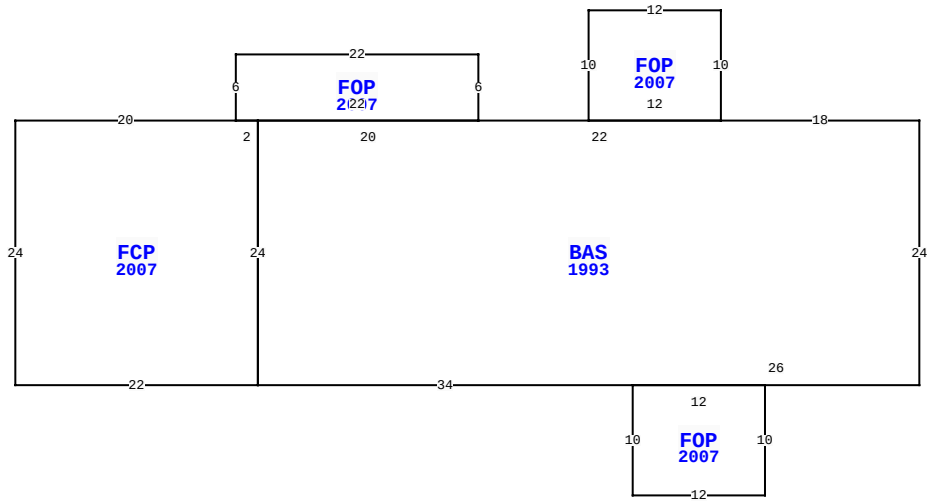
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	1,440	100	1993	1,440	42,440
FCP	528	25	2007	132	3,890
FOP	120	30	2007	36	1,061
FOP	120	30	2007	36	1,061
FOP	132	30	2007	40	1,179
TOTALS	2,340			1,684	49,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,684	122.8000	98.24	165,436	1976	1996	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 1440 HX Base Yr



36137 BOOMER DR, HILLIARD

BLD DATE	02/15/2008 KW	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	49,631
TOTAL MARKET OB/XF VALUE	4,482
TOTAL LAND VALUE - MARKET	465,500
TOTAL MARKET VALUE	110,003
SOH/AGL Deduction	0
ASSESSED VALUE	110,003
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,003
TOTAL JUST VALUE	519,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	491,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1353	10/11/2022	LE	U	I	11	100
GRANTOR: BOUTWELL MILDRED E L/						
GRANTEE: BOUTWELL DAVE ROBER						
2492/1466	8/25/2021	LE	U	I	11	100
GRANTOR: BOUTWELL MILDRED E						
GRANTEE: BOUTWELL DAVE R & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FOP=[YR=2007] N10 W12 S10 E12$ W22 FOP=[YR=2007] N6 W22 S6 FCP=[YR=2007] W20 S24 E22 N24 W2$ E22$ W20 S24 E34 FOP=[YR=2007] S10 E12 N10 W12$ E26 N24$.

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	0510	GARAGE WD-	0	0	0	0	528.00	SF	35.00	35.00	100	1986	1986	3	20	3,696	
2	0810	CONCRETE A	0	0	0	0	465.00	SF	6.50	6.50	100	1976	1976	3	26	786	

LAND DESCRIPTION

TOTAL OB/XF 4,482

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	005000	C	AGRICULTURAL	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	21.00	AC		1.00	1.00	1.00	370.00	370.00	7,770							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	390.00	390.00	3,120							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	29.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	420,500							

REVIEW DATE 05/28/2020 BY TWA Total Acres: 30.00 Total Land Value: 55,890 Market: 420,500 Agricultural: 10,890 Common: 45,000 PRINTED 07/30/2025 BY SYS