PT LOTS 22 23 & 24
IN OR 2790/563
DAVIS ACRES PB 5/58

BROCK CHADWICK & ELISABETH
PO BOX 1325
HILLIARD, FL 32046

2025

37-4N-24-2300-0022-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bathrooms		1 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

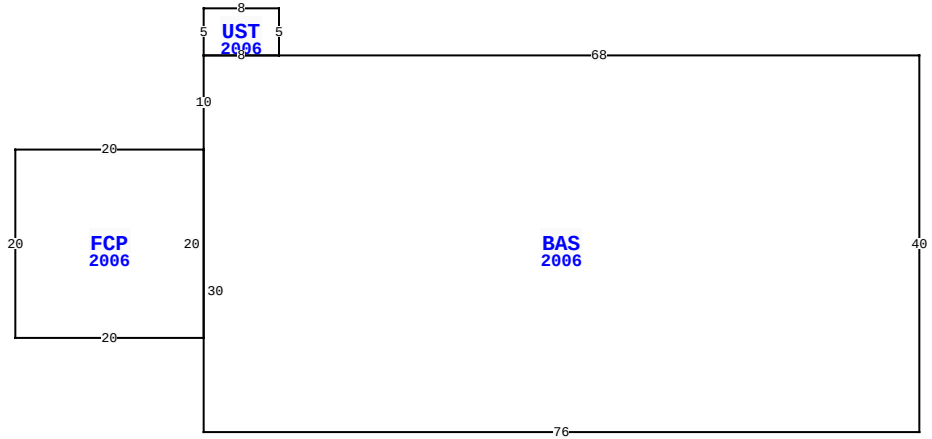
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,040	100	2006	3,040	53,060
FCP	400	30	2006	120	2,095
UST	40	40	2006	16	279
TOTALS	3,480			3,176	55,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	04	3,176	78.6240	29.09	92,390	2000	2000	0	0	0	40.00	60.00

1 GARAGE RES – 0% - 2025 Heated Area: 3040 HX Base Yr



3772 HEAVENLY LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	55,434
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	114,465
TOTAL MARKET VALUE	169,899
SOH/AGL Deduction	0
ASSESSED VALUE	169,899
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,899
TOTAL JUST VALUE	169,899
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2790/563	5/12/2025	QC	U	I	11	100
GRANTOR: HUNTER KENNETH JR						
GRANTEE: BROCK CHADWICK & EL						
2784/1201	4/09/2025	WD	Q	I	01	322,000
GRANTOR: PHILLIPS RUSSELL &						
GRANTEE: BROCK CHADWICK & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W68 UST=[YR=2006] N5 W8 S5 E8$ W8 S10
FCP=[YR=2006] W20 S20 E20 N20$ S30 E76 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	5.87	AC		1.00	1.00	1.00	19,500.00	19,500.00	114,465							

REVIEW DATE 05/27/2025 BY WWA Total Acres: 5.87 Total Land Value: 114,465 Market: 0 Agricultural: 0 Common: 114,465 PRINTED 07/30/2025 BY SYS