PT OF LOT 13
IN OR 217/49
LINCOLN SUB

BYRD DEBORAH
3339 VERNICE ST
JACKSONVILLE, FL 32209

2026

05-3N-24-2340-0013-0040

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	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

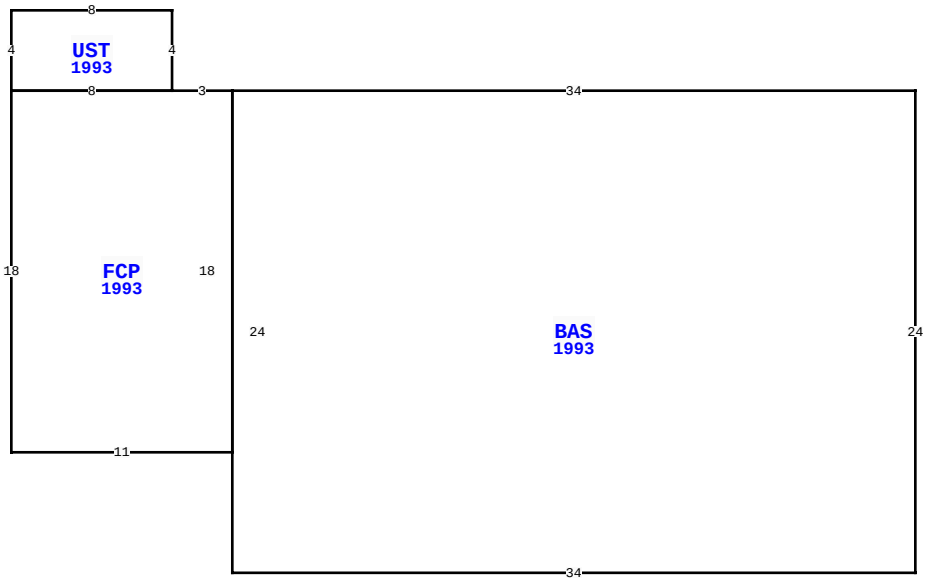
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	30,649
FCP	198	25	1993	50	1,878
UST	32	45	1993	14	526
TOTALS	1,046			880	33,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	880	89.4240	93.90	82,632	1960	1960	0	0	40	23.50	40.00

1 SINGLE FAM 0% - 0 Heated Area: 816 HX Base Yr



3738 WEBB ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	33,053
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	24,633
TOTAL MARKET VALUE	57,686
SOH/AGL Deduction	5,123
ASSESSED VALUE	52,563
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,563
TOTAL JUST VALUE	57,686
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0217/0049	4/27/1976	CD	U	I		2,000

GRANTOR: NASSAU COUNTY
GRANTEE: BRYD DEBORAH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 FCP=[YR=1993] W3 UST=[YR=1993] N4 W8 S4E8$ W8 S18 E11 N18$ S24 E34 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	R-3	70.00	100.00	70.00	FF	4	0.74	1.00	0.74	345.00	255.30	17,871							
2	000100	C	RES	0	0006	R-3	40.00	50.00	40.00	FF	4	0.49	1.00	0.49	345.00	169.05	6,762							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 24,633 Market: 0 Agricultural: 0 Common: 24,633 PRINTED 07/09/2026 BY SYS