BLOCK 14 LOT 4
IN OR 2087/147
TOWN OF HILLIARD

ISAACS JAMES WARREN &/CEBE KATHERINE MARGARET
3755 THIRD ST W
HILLIARD, FL 32046

**2026**

**08-3N-24-2380-0014-0041**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 03 | DIST HI 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

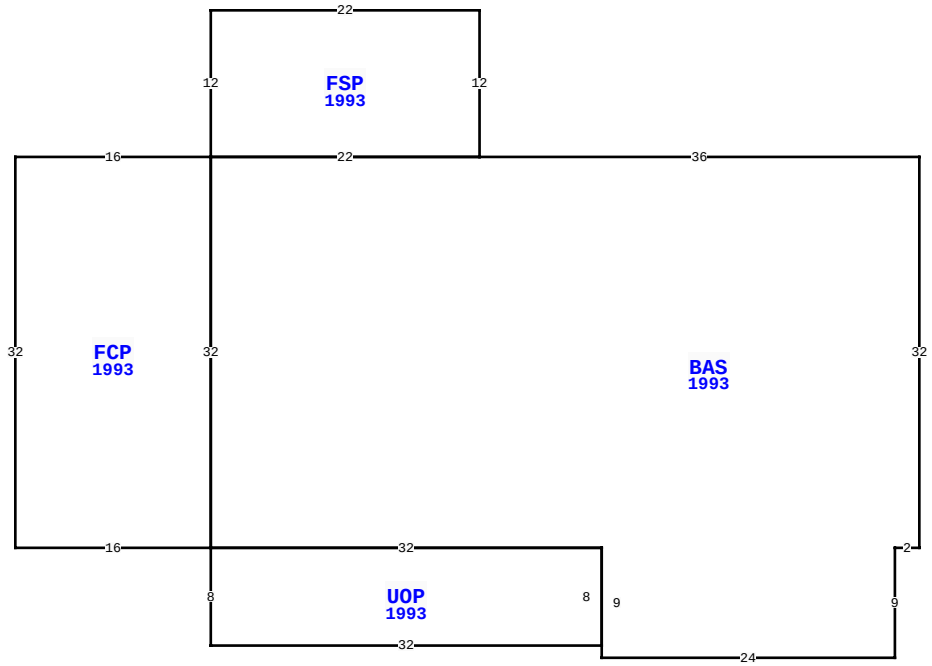
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,072 | 100 | 1993 | 2,072 | 159,853 |
| FCP | 512 | 25 | 1993 | 128 | 9,875 |
| FSP | 264 | 40 | 1993 | 106 | 8,178 |
| UOP | 256 | 20 | 1993 | 51 | 3,935 |
| TOTALS | 3,104 | | | 2,357 | 181,841 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,357 | 134.4511 | 141.17 | 332,738 | 1950 | 1950 | 0 | 0 | 0 | 45.35 | 54.65 |

1 SINGLE FAM 0% - 0 Heated Area: 2072 HX Base Yr




3755 W THIRD ST, HILLIARD

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 181,841 |
| TOTAL MARKET OB/XF VALUE | 45,776 |
| TOTAL LAND VALUE - MARKET | 72,450 |
| TOTAL MARKET VALUE | 300,067 |
| SOH/AGL Deduction | 22,222 |
| ASSESSED VALUE | 277,845 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 277,845 |
| TOTAL JUST VALUE | 300,067 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 261,869 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2087/0147 | 11/29/2016 | WD | Q | I | 01 | 180,000 |

GRANTOR: WADE RITA DAVIS A/K/A

GRANTEE: ISAACS JAMES WARREN

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W36 FSP=[YR=1993] N12 W22 S12 FCP=[YR=1993] W16 S32 E16 UOP=[YR=1993] S8 E32 N8 W32$N32$ E22 $ W22 S32 E32 S9 E24 N9 E2 N32 $.

## 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 | 0910 | SCRN RM L | 0 | 0 | 26 | 42 | 1,092.00 | SF | 15.00 | 15.00 | 100 | 1979 | 1979 | 3 | 20 | 3,276 | |
| 2 | 0860 | POOL/SPA | 0 | 0 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 1979 | 1979 | 04 | 85 | 42,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 45,776

| 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 | 0006 | R-2 | 105.00 | 210.00 | 105.00 | FF | | 1.00 | 1.00 | 1.00 | 345.00 | 345.00 | 36,225 | | | | | | | |
| 2 | 000100 | C | RES | 0 | 0006 | R-2 | 105.00 | 210.00 | 105.00 | FF | | 1.00 | 1.00 | 1.00 | 345.00 | 345.00 | 36,225 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 07/09/2026 BY SYS