BLOCK 16 S110 FT OF E120 FT OF
LOT 2 IN OR 1972/587
TOWN OF HILLIARD

JOHNSON FREDDIE R & ELLEN M
PO BOX 1461
HILLIARD, FL 32046-1461

2026

08-3N-24-2380-0016-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

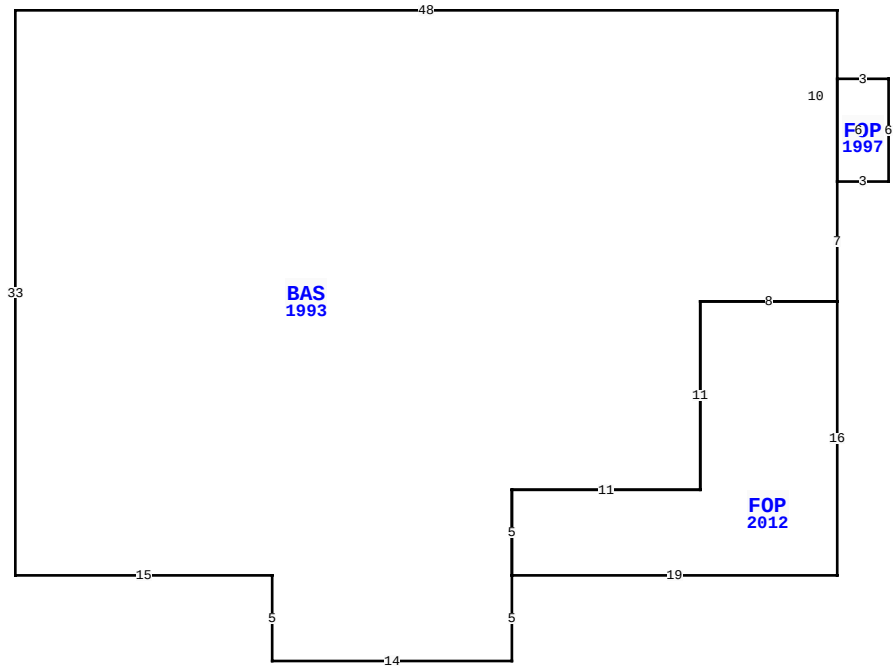
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,471	100	1993	1,471	94,665
FOP	18	30	1997	5	322
FOP	183	30	2012	55	3,540
TOTALS	1,672			1,531	98,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,531	116.7390	122.58	187,670	1950	1950	0	0	0	47.50	52.50

1 SINGLE FAM 0% - 0 Heated Area: 1471 HX Base Yr



3734 W THIRD ST, HILLIARD

BLD DATE	02/15/2018 KK	LGL DATE	
XF DATE		LAND DATE	05/14/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	124,762
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	46,200
TOTAL MARKET VALUE	171,662
SOH/AGL Deduction	2,847
ASSESSED VALUE	168,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,815
TOTAL JUST VALUE	171,662
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120019	SIGN	50	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1972/0587	3/28/2015	WD	U	I	11	100
GRANTOR: ARNOLD WANDA F						
GRANTEE: JOHNSON FREDDIE R &						
0939/0949	7/07/2000	WD	Q	I	05	86,500
GRANTOR: RHODES JERRY N & BARB						
GRANTEE: ARNOLD WANDA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S33 E15 S5 E14 N5 FOP=[YR=2012] E19 N16 W8 S11 W11 S5$ N5 E11 N11 E8 N7 FOP=[YR=1997] E3 N6 W3 S6$ N10$.

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
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	20	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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	C-1	-120.00	110.00	13,200.00	SF		1.00	1.00	1.00	3.50	3.50	46,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.30 Total Land Value: 46,200 Market: 0 Agricultural: 0 Common: 46,200 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

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Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

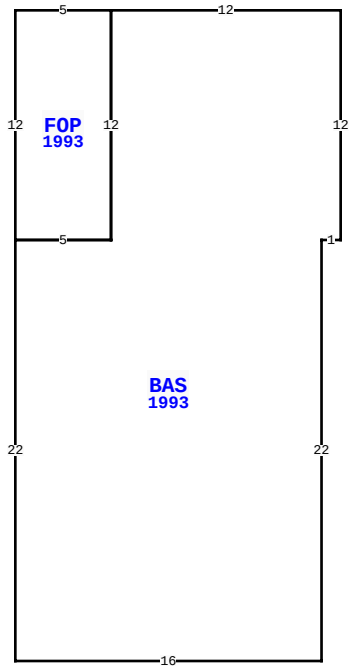
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	496	100	1993	496	25,317
FOP	60	30	1993	18	919
TOTALS	556			514	26,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	514	72.7650	108.60	55,820	1987	1987	0	0	0	53.00	47.00

2 OFFICE 0% - 0 Heated Area: 496 HX Base Yr



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GRANTOR: RHODES JERRY N & BARB						
GRANTEE: ARNOLD WANDA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=1993] W5 S12 E5 N12$ S12 W5 S22 E16 N22 E1 N12 $.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.30 Total Land Value: 46,200 Market: 0 Agricultural: 0 Common: 46,200 PRINTED 07/09/2026 BY SYS