SUB LOT C WALKER SUB UNR
A/K/A PT OF LOTS 8 & 9 (S-2)
IN OR 1647/773

WAGERS JOHN P JR & DEBORAH L
37076 WALKER ST
HILLIARD, FL 32046

2026

08-3N-24-2440-0008-0020

BUILDING CHARACTERISTICS

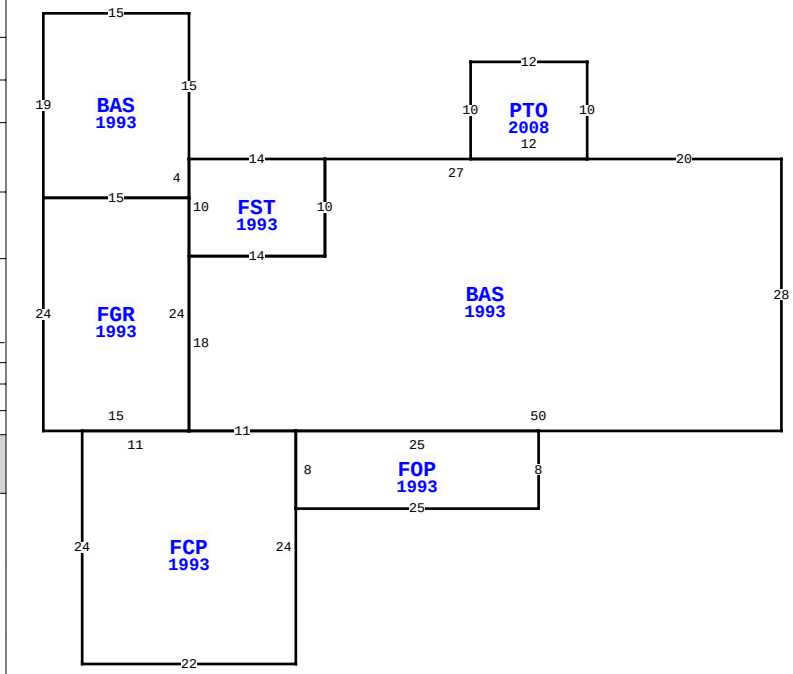
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 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	285	100	1993	285	26,839
BAS	1,568	100	1993	1,568	147,666
FCP	528	25	1993	132	12,431
FGR	360	55	1993	198	18,647
FOP	200	30	1993	60	5,650
FST	140	55	1993	77	7,251
PTO	120	5	2008	6	565
TOTALS	3,201			2,326	219,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,326	126.3220	132.64	308,521	1971	1987	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2010 Heated Area: 1853 HX Base Yr 2010



37076 WALKER 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		219,050
TOTAL MARKET OB/XF VALUE		8,064
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		255,114
SOH/AGL Deduction		100,365
ASSESSED VALUE		154,749
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		103,338
TOTAL JUST VALUE		255,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120087	XFOB	2,000	06/06/2012
E0902019	ELEC OTHER	0	02/02/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1647/0773	11/04/2009	WD	Q	I	01	150,000
GRANTOR: DOUBLE WW CONTRACTING						
GRANTEE: WAGERS JOHN P JR &						
1598/1646	12/30/2008	WD	Q	I	05	67,500
GRANTOR: WELLS FARGO BANK NA T						
GRANTEE: DOUBLE WW CONTRACTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 PTO=[YR=2008] N10 W12 S10 E12$ W27 FST=[YR=1993] W14 BAS=[YR=1993] N15 W15 S19 FGR=[YR=1993] S24 E15 N24W15$ E15 N4 $ S10 E14N10$ S10 W14 S18 FCP=[YR=1993] W11 S24 E22 N24 W11 $ E11 FOP=[YR=1993] S8 E25 N8 W25$ E50 N28 $.

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	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	2012	2012	3	60	8,064	

LAND DESCRIPTION

TOTAL OB/XF 8,064

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	100	0006	R-2	160.00	125.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 05/16/2024 BY WWA Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 07/09/2026 BY SYS