SUB LOT J WALKERS SUB UNR
A/K/A PT OF LOTS 10 & 11 (S-1)
REPLAT OF LOTS 6 THRU 11

WHITTENBURG ZACHARIAH
171206 ANDREWS RD
HILLIARD, FL 32046

**2026**

**08-3N-24-2440-0010-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

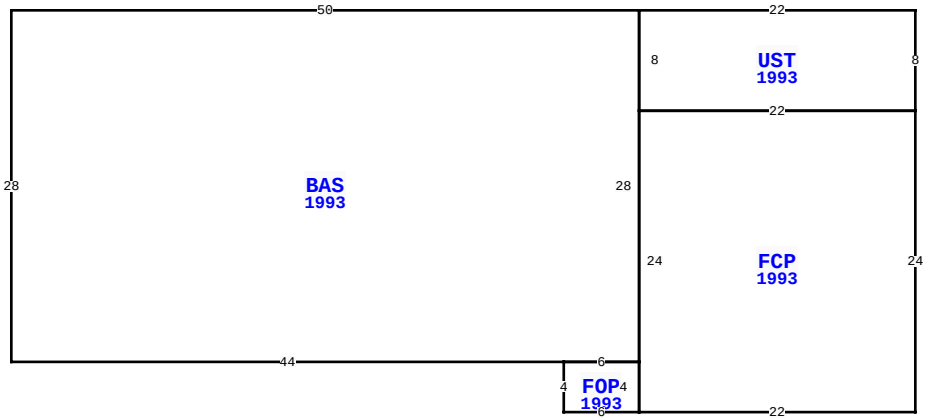
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1,400 | 100 | 1993 | 1,400 | 121,393 |
| FCP | 528 | 25 | 1993 | 132 | 11,446 |
| FOP | 24 | 30 | 1993 | 7 | 607 |
| UST | 176 | 45 | 1993 | 79 | 6,850 |
| TOTALS | 2,128 | | | 1,618 | 140,296 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,618 | 130.0500 | 136.55 | 220,938 | 1972 | 1972 | 0 | 0 | 0 | 36.50 | 63.50 |

1 SINGLE FAM 0% - 2025 Heated Area: 1400 HX Base Yr




37017 WALKER 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 | 140,296 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 28,000 |
| TOTAL MARKET VALUE | 168,296 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 168,296 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 168,296 |
| TOTAL JUST VALUE | 168,296 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 167,103 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20110254 | REPAIR/RRF | 7,000 | 12/06/2011 |
| 20110251 | XFOB | 5,865 | 11/23/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1765/1340 | 11/22/2011 | WD | Q | I | 02 | 61,000 |
| GRANTOR: VANZANT SHARON RENAE | | | | | | |
| GRANTEE: WHITTENBURG ZACHARI | | | | | | |
| 1757/1698 | 4/25/2011 | QC | U | I | 11 | 100 |
| GRANTOR: VANZANT JOHN KEVIN | | | | | | |
| GRANTEE: VANZANT SHARON RENA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W50 S28 E44 FOP=[YR=1993] S4 E6 FCP=[YR=1993] E22 N24 UST=[YR=1993] N8 W22 S8E22$ W22S24$ N4W6$ E6 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## 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 | 0006 | R-2 | 160.00 | 117.00 | 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