IN OR 156 PG 107
R 106941

TIMMONS JAMES R EST
C/O TERRY MAE TIMMONS, 37309 RAIL ROAD ST
HILLIARD, FL 32046

2026

09-3N-24-0000-0022-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 50
Exterior Wall	05	AVERAGE 50
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	08	ENG SPLIT 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
Quality	03	Quality Level 03

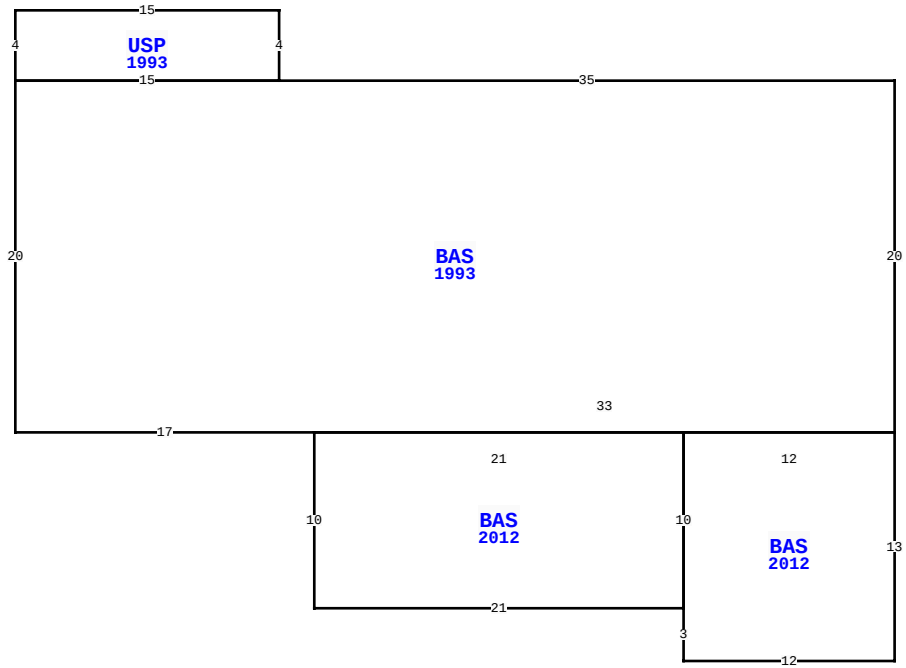
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	25,500
BAS	156	100	2012	156	3,978
BAS	210	100	2012	210	5,355
USP	60	50	1993	30	765
TOTALS	1,426			1,396	35,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,396	100.0000	85.00	118,660	1965	1965	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1366 HX Base Yr 1981



37309 RAILROAD ST, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,598
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		17,250
TOTAL MARKET VALUE		52,848
SOH/AGL Deduction		41,382
ASSESSED VALUE		11,466
TOTAL EXEMPTION VALUE	HX HB WX	11,466
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		52,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9503069	REPAIR/RRF	2,500	04/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0156/0107	1/01/1973	WD	U	V		200

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 USP=[YR=1993] N4 W15 S4 E15$ W15 S20 E17 BAS=[YR=2012] S10 E21 BAS=[YR=2012] S3 E12 N13 W12 S10 $ N10 W21$ E33 N20$.

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	100	0006	R-2	50.00	119.00	50.00	FF		1.00	1.00	1.00	345.00	345.00	17,250							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 0.00 Total Land Value: 17,250 Market: 0 Agricultural: 0 Common: 17,250 PRINTED 07/09/2026 BY SYS