PT OF LOT 21
IN OR 1499/1567
DUNN SURVEY

WALKER CECILIA A REVOCABLE TRUST
PO BOX 6
HILLIARD, FL 32046-1413

2026

15-3N-24-2320-0021-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

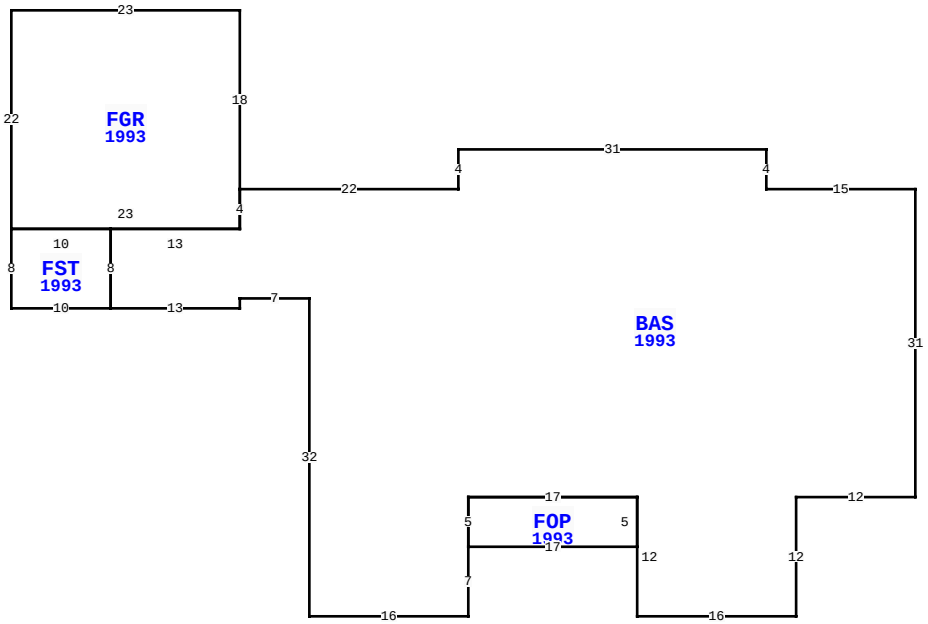
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,580	100	1993	2,580	240,074
FGR	506	55	1993	278	25,868
FOP	85	30	1993	26	2,419
FST	80	55	1993	44	4,094
TOTALS	3,251			2,928	272,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,928	98.2300	136.54	399,789	1978	1978	0	0	0	31.85	68.15

1 SNGL FAM 100% - 2000 Heated Area: 2580 HX Base Yr 2000



37002 PUDGYS PL, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,456
TOTAL MARKET OB/XF VALUE		43,830
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		384,286
SOH/AGL Deduction		219,164
ASSESSED VALUE		165,122
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,711
TOTAL JUST VALUE		384,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514717	REPAIR/RRF	0	11/30/2015
Z970774	OTHER	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1499/1567	5/18/2007	WD	Q	I	01	100
GRANTOR: WALKER CECILIA A						
GRANTEE: CECILIA A WALKER RE						
0908/1751	11/22/1999	WD	Q	I	05	80,000
GRANTOR: BOURDEAU BROTHERS REA						
GRANTEE: WALKER CECILIA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N4 W31 S4 W22 FGR=[YR=1993] N18 W23 S22 E23 N4 $ S4 W13 FST=[YR=1993] W10 S8 E10N8$ S8 E13 N1 E7 S32 E16 N7 FOP=[YR=1993] E17 N5 W17S5$ N5 E17 S12 E16 N12 E12 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	38	1,330	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1980	1980	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 43,830

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	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS