SUB LOT 28
OR 307/386 & OR 406/766
SUB OF NW1/4 PB 1/3

WINE WILLIAM E & BETH J
37057 LITTLE MAGNOLIA COURT
HILLIARD, FL 32046

2026

16-3N-24-2580-0028-0000

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	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

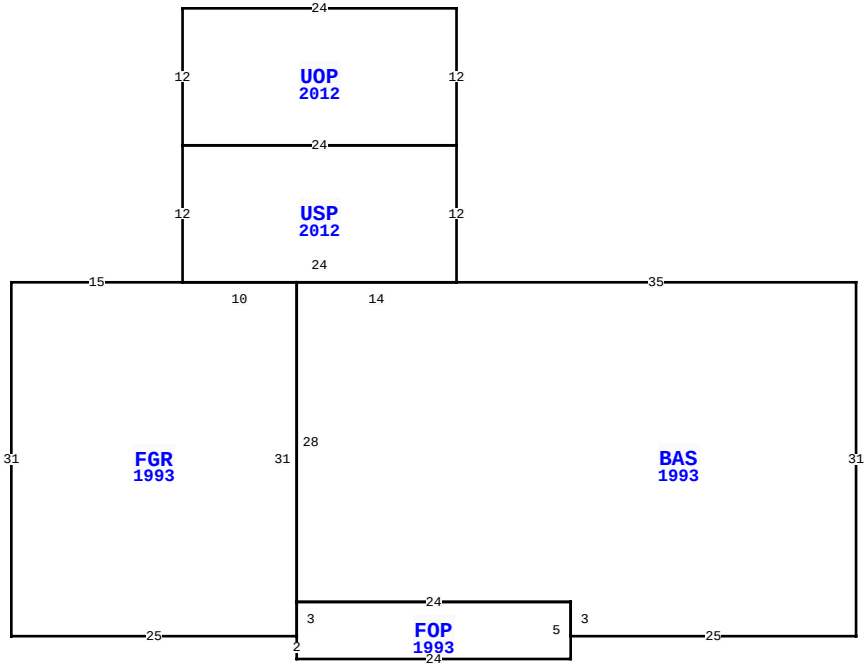
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,447	100	1993	1,447	127,144
FGR	775	55	1993	426	37,432
FOP	120	30	1993	36	3,163
UOP	288	20	2012	58	5,096
USP	288	30	2012	86	7,556
TOTALS	2,918			2,053	180,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,053	111.1320	116.69	239,565	1986	1991	0	0	0	24.70	75.30

1 SINGLE FAM 100% - 0 Heated Area: 1447 HX Base Yr 1980



37057 LITTLE MAGNOLIA CT, 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		180,392
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		220,392
SOH/AGL Deduction		107,521
ASSESSED VALUE		112,871
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,460
TOTAL JUST VALUE		220,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180171	REPAIR/RRF	0	08/06/2018
20160092	CARPORT	0	06/20/2016
9202026	ADDITION	21,824	04/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0406/0766	12/01/1983	WD	Q	I		3,400
GRANTOR:						
GRANTEE:						
0190/0128	1/01/1975	WD	Q	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 USP=[YR=2012] N12 UOP=[YR=2012] N12 W24 S12 E24$ W24 S12 FGR=[YR=1993] W15 S31 E25 FOP=[YR=1993] S2E24 N5 W24 S3$ N31 W10$ E24$ W14 S28 E24 S3E25 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

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-1	-132.00	305.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 04/12/2024 BY WWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS