

SUB LOTS 39 & 40 EX R/W  
IN OR 1751/229  
SUB OF NW1/4 PB 1/3

ANDERSON JOHN M & KAREN C  
PO BOX 1327  
HILLIARD, FL 32046

2026

16-3N-24-2580-0039-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 11 | CLAY TILE 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 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 |          |    |

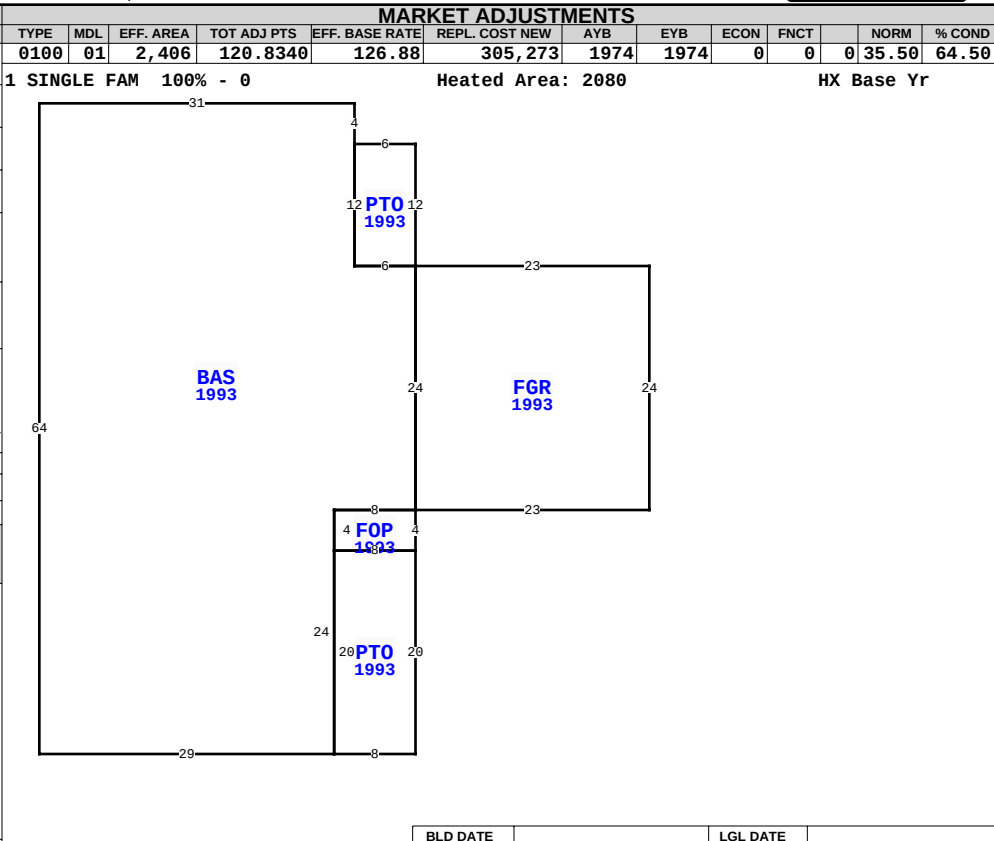
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,080            | 100         | 1993 | 2,080        | 170,222              |
| FGR       | 552              | 55          | 1993 | 304          | 24,879               |
| FOP       | 32               | 30          | 1993 | 10           | 819                  |
| PTO       | 72               | 5           | 1993 | 4            | 328                  |
| PTO       | 160              | 5           | 1993 | 8            | 655                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,896 |  |  | 2,406 | 196,901 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |       |    |          |
|----------------|------------|-------------|-----|-----|---|---|-------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R    |
| 2              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00  | UT | 3,500.00 |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0006 | R-1      | 0.00  | 0.00  | 2.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 04/12/2024 | BY | WWA |
|-------------|------------|----|-----|



|                               |          |           |            |     |
|-------------------------------|----------|-----------|------------|-----|
| 37226 SOUTH PINE ST, HILLIARD | BLD DATE | LGL DATE  | 05/11/2026 | MLU |
|                               | XF DATE  | LAND DATE |            |     |
|                               | INC DATE | AG DATE   |            |     |

| ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----------|---------|-------------|---|--------|-----------------|-------|
| 100       | 1974    | 1974        | 3 | 31.6   | 1,106           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 1,106       |  |  |  |  |  |  |  |  |  |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 0.00 | Total Land Value: 64,000 | Market: 0 | Agricultural: 0 | Common: 64,000 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 3      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 3              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 196,901     |        |
| TOTAL MARKET OB/XF VALUE  |  | 1,106       |        |
| TOTAL LAND VALUE - MARKET |  | 64,000      |        |
| TOTAL MARKET VALUE        |  | 262,007     |        |
| SOH/AGL Deduction         |  | 122,055     |        |
| ASSESSED VALUE            |  | 139,952     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 51,411 |
| BASE TAXABLE VALUE        |  | 88,541      |        |
| TOTAL JUST VALUE          |  | 262,007     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 247,675     |        |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20120139   | ROOF        | 0     | 10/23/2012 |
| 9502031    | REPAIR/RRF  | 3,600 | 02/22/1995 |

| SALES DATA                   |            |           |     |     |        |            |  |
|------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1751/0229                    | 3/10/2010  | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: ANDERSON JOHN M     |            |           |     |     |        |            |  |
| GRANTEE: ANDERSON JOHN M & K |            |           |     |     |        |            |  |
| 0740/1233                    | 10/02/1995 | QC        | Q   | I   | 06     | 33,400     |  |
| GRANTOR: ANDERSON SHARON B   |            |           |     |     |        |            |  |
| GRANTEE: ANDERSON JOHN M     |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FGR=[YR=1993] W23 PTO=[YR=1993] N12 W6 BAS=[YR=1993] N4 W31 S64 E29 PTO=[YR=1993] E8 N20 FOP=[YR=1993] N4 W8 S4 E8\$ W8 S20\$ N24 E8 N24 W6 N12\$ S12 E6\$ S24 E23 N24\$. |  |  |  |  |  |  |  |  |  |