

PT OF LOT 50
IN OR 1897/1583
CORNWALL SURVEY

HARRIS MITCHELL DALE
37078 SIREN LANE
HILLIARD, FL 32046

2026

17-3N-24-2020-0050-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Exterior Wall	15
Roof Structure	03
Roof Cover	03
Interior Wall	04
Interior Floor	14
Interior Floor	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	2
Units	0
Occupancy	00

Quality	03
DOR CODE	0100

MAP NUM	MKT AREA	06
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NEIGHBORHOOD/LOC	6001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	144	15	1994	22	1,530
BAS	864	100	1993	864	60,086
FOP	288	30	1993	86	5,981
FUS	864	100	1993	864	60,086
UGR	864	45	1993	389	27,053

TOTALS	3,024			2,225	154,736
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	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	0007	A-1	0.00	0.00	1.58

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,225	99.0780	104.03	231,467	1976	1976	0	0
1 SINGLE FAM 100% - 2021 Heated Area: 1728 HX Base Yr 2021									

37078 SIREN LN, HILLIARD	05/11/2026	MLU
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L N	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	100	1980	1980	3	42	1,470	

TOTAL OB/XF									
1,470									

Total Acres: 1.58	Total Land Value: 63,200	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					154,736				
TOTAL MARKET OB/XF VALUE					1,470				
TOTAL LAND VALUE - MARKET					63,200				
TOTAL MARKET VALUE					219,406				
SOH/AGL Deduction					74,091				
ASSESSED VALUE					145,315				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					93,904				
TOTAL JUST VALUE					219,406				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					221,666				