

PT OF LOTS 52 & 53 S-8
IN OR 683/202
CORNWALL SURVEY

THOMPSON CATHERINE W
37108 FRIENDSHIP CT
HILLIARD, FL 32046

2026

17-3N-24-2020-0052-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	08	WD ON PLY 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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
BAS	960	100	1993	960	97,357
FCP	180	25	1993	45	4,564
UST	60	45	1993	27	2,738

TOTALS	1,200			1,032	104,659
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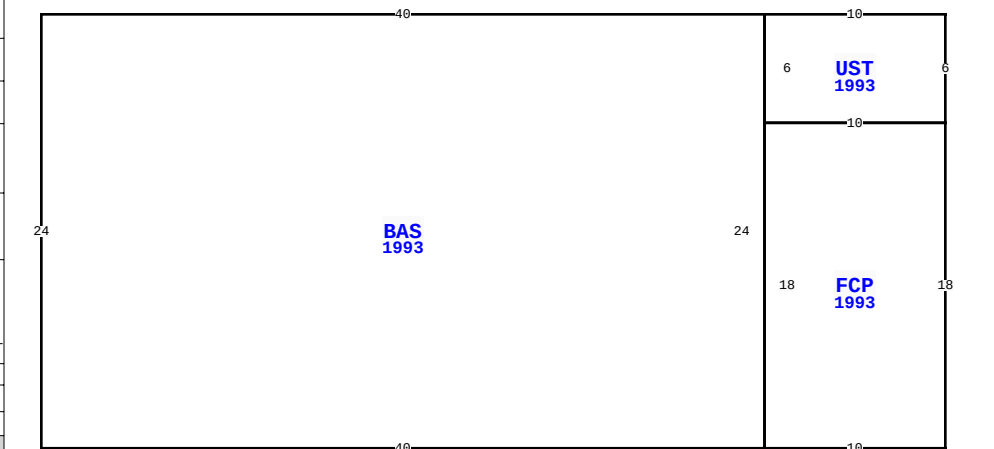
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0350	CARPORT WD	0	100	26	24	624.00	SF	13.00
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	30,000.00

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	0005	A-1	136.00	210.00	0.66

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		NORM	% COND
0100	01	1,032	144.6930	151.93	156,792	1977	1977	0	0	0	33.25	66.75

1 SINGLE FAM 100% - 1995 Heated Area: 960 HX Base Yr 1995



37108 FRIENDSHIP CT, HILLIARD

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF												
28,082												

Total Acres: 0.66 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		104,659
TOTAL MARKET OB/XF VALUE		28,082
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		159,141
SOH/AGL Deduction		84,371
ASSESSED VALUE		74,770
TOTAL EXEMPTION VALUE	HX HB	49,770
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		159,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0704059	SWIM POOL	25,600	04/17/2007
0512369	REPAIR/RRF	0	12/09/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0683/0202	6/17/1993	WD	Q	I		47,500			
GRANTOR: JOHNSON ESTHER J									
GRANTEE: THOMPSON CATHERINE									
0601/0925	7/10/1990	QC	Q	I	01	100			
GRANTOR: JOHNSON CONNIE W									
GRANTEE: JOHNSON ESTHER L									

BUILDING NOTES									

BUILDING DIMENSIONS									
UST=[YR=1993] W10 BAS=[YR=1993] W40 S24 E40 FCP=[YR=1993] E10 N18 W10 S18\$ N24\$ S6 E10 N6\$.									