

PT OF N1/2 OF S1/2 OF NE1/4
OF NE1/4 OF SEC 20-3N-24E
IN OR 1138/314 (EX UTIL ESMT

SINEATH DENYSE L &/GARDNER DELORES D
37165 TOM BROWN ROAD
HILLIARD, FL 32046

2026

20-3N-24-0000-0006-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	13	PREFAB PNL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

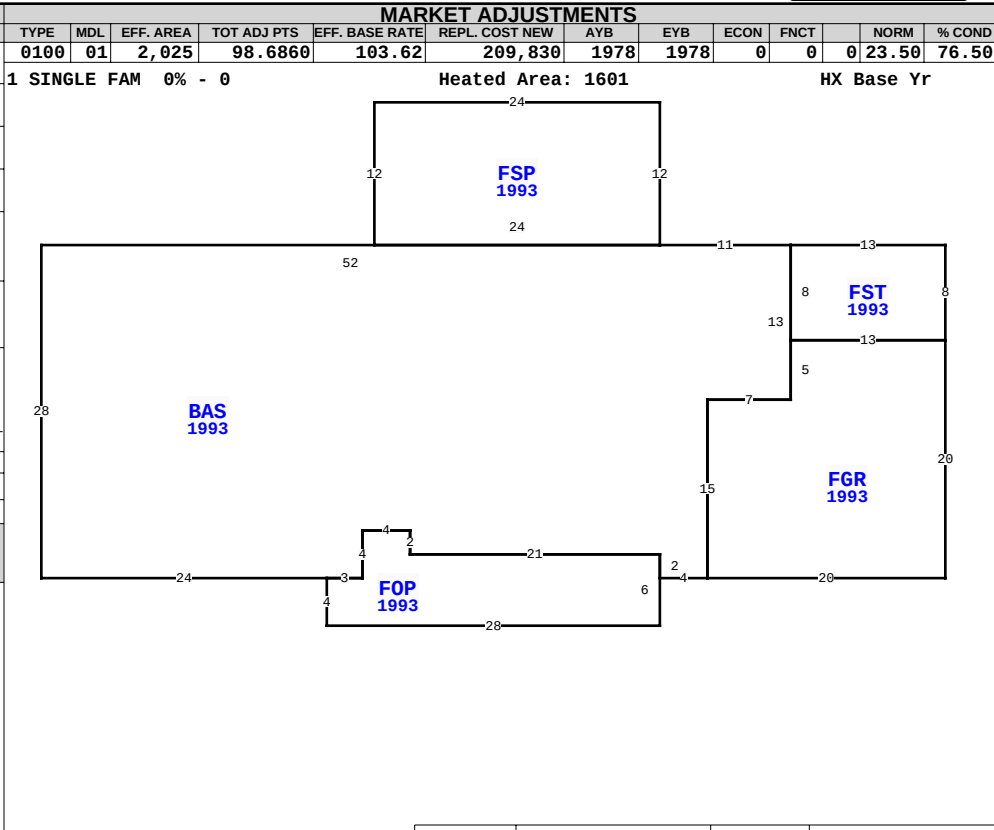
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100	1993	1,601	126,910
FGR	365	55	1993	201	15,933
FOP	170	30	1993	51	4,043
FSP	288	40	1993	115	9,116
FST	104	55	1993	57	4,518

TOTALS	2,528			2,025	160,520
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	10	8	80.00	SF	21.30	21.30	
2	0510	GARAGE WD-	0	0	23	20	460.00	SF	35.00	35.00	
4	0350	CARPORT WD	0	0	24	20	480.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0005	OR	0.00	0.00	4.93	AC	



37165 TOM BROWN RD, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0940	SHEDS/PORT	0	0	10	8	80.00	SF	21.30	21.30	100	1983	1983	3	20	341	
2	0510	GARAGE WD-	0	0	23	20	460.00	SF	35.00	35.00	100	1973	1973	3	20	3,220	
4	0350	CARPORT WD	0	0	24	20	480.00	SF	13.00	13.00	100	1999	1999	3	20	1,248	

TOTAL OB/XF												4,809				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0	0005	OR	0.00	0.00	4.93	AC	1.00	1.00	1.00	28,000.00	28,000.00	138,040

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				160,520	
TOTAL MARKET OB/XF VALUE				4,809	
TOTAL LAND VALUE - MARKET				138,040	
TOTAL MARKET VALUE				303,369	
SOH/AGL Deduction				35,123	
ASSESSED VALUE				268,246	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				268,246	
TOTAL JUST VALUE				303,369	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				307,929	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1138/0314	5/16/2003	WD	Q	I		149,000	
GRANTOR: GARDNER CLYDE & ELSIE							
GRANTEE: SINEATH DENYSE & DE							

BUILDING NOTES							

BUILDING DIMENSIONS							
FST=[YR=1993] W13 BAS=[YR=1993] W11 FSP=[YR=1993] N12 W24 S12 E24 \$ W52 S28 E24 FOP=[YR=1993] S4 E28 N6 W21 N2 W4 S4 W3 \$ E3 N4 E4 S2 E21 S2 E4 FGR=[YR=1993] E20 N20 W13 S5 W7 S15 \$ N15 E7 N13 \$ S8 E13 N8 \$.							