

PT OF SE1/4 OF NE1/4
PARCELS 7 7-1 & 7-3
IN OR 1835/1644

REWIS BILLY CHARLES
37263 TOM BROWN ROAD
HILLIARD, FL 32046

2026

20-3N-24-0000-0007-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	12	CEDAR 100	0820	02	1,320	113.6000	96.56	127,459	1991	1991	0	0	0	70.00	30.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 M/H 93- 0% - 0													Heated Area: 1248 HX Base Yr													
Roof Cover	03	COMP SHNGL 100	48 24 24 48 12 36 8 8 12 36 8 8 BAS 1993 BAS 2006 UOP 1995													VALUATION SUMMARY													
Interior Wall	04	PLYWOOD 100														VALUATION BY													
Interior Floo	14	CARPET 90														Tax Group: 4 Tax Dist:													
Interior Floo	08	SHT VINYL 10														BUILDING MARKET VALUE 38,238													
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE 19,242													
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET 98,000													
Bedrooms	3	100														TOTAL MARKET VALUE 155,480													
Bathrooms	2	100														SOH/AGL Deduction 55,108													
Frame	02	WOOD FRAME 100														ASSESSED VALUE 100,372													
Stories	1.	1. 100														TOTAL EXEMPTION VALUE 0													
Units	0	100	BASE TAXABLE VALUE 100,372																										
Quality		03	Quality Level 03		TOTAL JUST VALUE 155,480																								
DOR CODE		0200		MOBILE HOME		NCON VALUE 0																							
MAP NUM				MKT AREA		09		INCOME VALUE																					
NEIGHBORHOOD/LOC		9001.00		PREVIOUS YEAR MKT VALUE 162,515																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	PERMIT NUM																							
BAS	1,152	100	1993	1,152	33,371	DESCRIPTION																							
BAS	96	100	2006	96	2,781	AMT																							
UOP	288	25	1995	72	2,086	ISSUED																							
TOTALS		1,536		1,320	38,238	B21605 DEMOLITION 300 07/01/2008																							
EXTRA FEATURES		37341 TOM BROWN RD, HILLIARD										7956 SWIM POOL 10,600 03/24/1992																	
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												
2	0936	SEPTC TANK	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	12,000													
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000													
4	0681	POLE SHED	0	0	24	20	480.00	SF	11.25	11.25	100	1997	1997	3	23	1,242													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	0	0005	OR	0.00	0.00	1.87	AC		1.00	1.00	1.00	28,000.00	28,000.00	52,360												
2	000100	C	RES	0	0005	OR	0.00	0.00	1.63	AC		1.00	1.00	1.00	28,000.00	28,000.00	45,640												
TOTAL OB/XF 19,242																													
REVIEW DATE 03/01/2024 BY WWA Total Acres: 3.50 Total Land Value: 98,000 Market: 0 Agricultural: 0 Common: 98,000 PRINTED 07/09/2026 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1835/1644	8/21/2012	QC	U	I	11	15,000

GRANTOR: MUSGROVE RHONDA L

GRANTEE: REWIS BILLY CHARLES

0698/0226	2/09/1994	WD	Q	I	01	100
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GRANTOR: MUSGROVE RHONDA L

GRANTEE: MUSGROVE RHONDA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 BAS=[YR=2006] S8 E12 UOP=[YR=1995] E36 N8 W36 S8\$ N8 W12\$ E48 N24\$.