PT NE1/4 OF SEC 34-2N-23
IN OR 2731/848

NAYLOR CHRISTINE
3704 BARBARA LANE
HILLIARD, FL 32046

2026

34-2N-23-0000-0001-0010

BUILDING CHARACTERISTICS

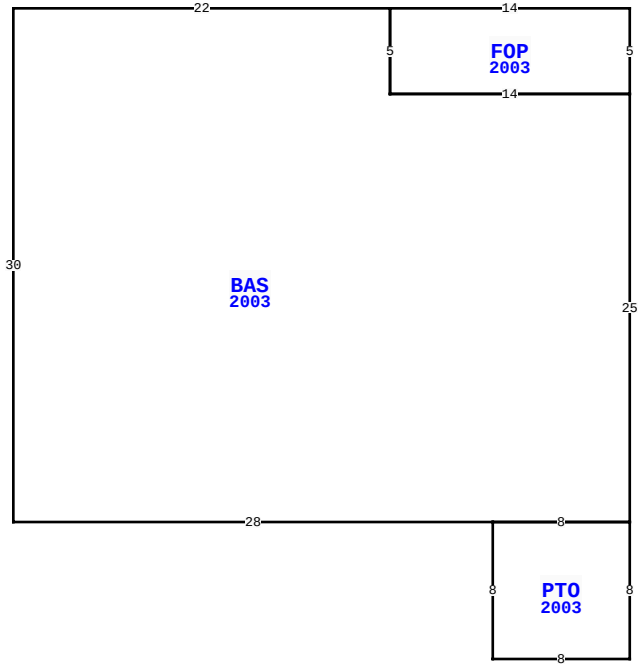
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,010	100	2003	1,010	116,383
FOP	70	30	2003	21	2,420
PTO	64	5	2003	3	345
TOTALS	1,144			1,034	119,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,034	122.9580	129.11	133,500	2003	2003	0	0	0	10.75	89.25

1 SINGLE FAM 100% - 2022 Heated Area: 1010 HX Base Yr 2022



3704 BARBARA LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	119,149
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	81,600
TOTAL MARKET VALUE	200,749
SOH/AGL Deduction	100,320
ASSESSED VALUE	100,429
TOTAL EXEMPTION VALUE	HX HB WX SX 100,429
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	200,749
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311063	NEW CONSTR	68,970	01/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2731/848	8/09/2024	WD	U	I	11	100
GRANTOR: URBAN ROBERT						
GRANTEE: NAYLOR CHRISTINE						
2452/0736	4/14/2021	WD	Q	I	01	172,000
GRANTOR: URBAN ROBERT & DELECI						
GRANTEE: NAYLOR CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W14 BAS=[YR=2003] W22 S30 E28 PTO=[YR=2003] S8 E8 N8 W8$ E8 N25 W14 N5$ S5 E14 N5$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0005	OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	40,000.00	40,000.00	41,600							
2	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 09/12/2024 BY WWA Total Acres: 2.04 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 07/09/2026 BY SYS