PT LOTS 22 23 & 24
IN OR 2790/563
DAVIS ACRES PB 5/58

BROCK CHADWICK & ELISABETH
PO BOX 1325
HILLIARD, FL 32046

**2026**

**37-4N-24-2300-0022-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

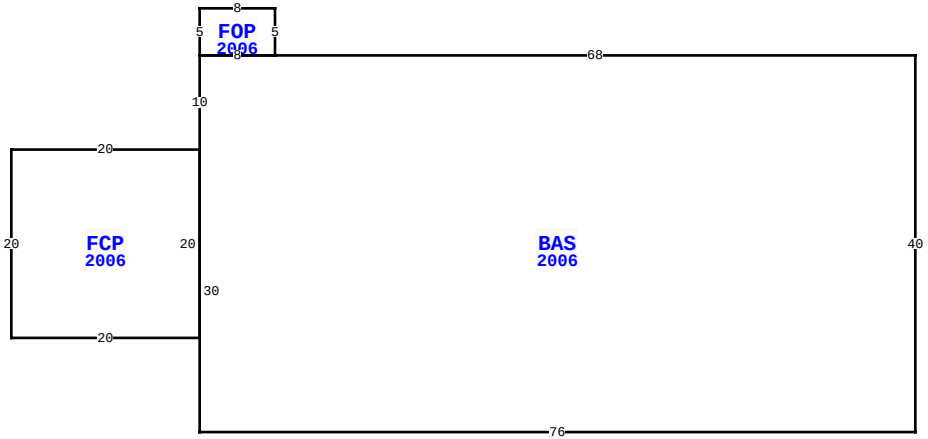
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 07 | NONE 60 |
| Interior Wall | 05 | DRYWALL 40 |
| Interior Floo | 03 | CONC FINSH 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 12 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 6000 | PASTURELAND 1 |
| 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 | 3,040 | 100 | 2006 | 3,040 | 118,263 |
| FCP | 400 | 30 | 2006 | 120 | 4,668 |
| FOP | 40 | 30 | 2006 | 12 | 467 |
| TOTALS | 3,480 | | | 3,172 | 123,399 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0150 | 04 | 3,172 | 79.3936 | 44.46 | 141,027 | 2000 | 2000 | 0 | 0 | 0 | 12.50 | 87.50 |

1 ACCESORY U 0% - 2026 Heated Area: 3040 HX Base Yr




3772 HEAVENLY LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | 04/21/2026 KB |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 123,399 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 123,270 |
| TOTAL MARKET VALUE | 125,571 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 125,571 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 125,571 |
| TOTAL JUST VALUE | 246,669 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 169,899 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2790/563 | 5/12/2025 | QC | U | I | 11 | 100 |
| GRANTOR: HUNTER KENNETH JR | | | | | | |
| GRANTEE: BROCK CHADWICK & EL | | | | | | |
| 2784/1201 | 4/09/2025 | WD | Q | I | 01 | 322,000 |
| GRANTOR: PHILLIPS RUSSELL & | | | | | | |
| GRANTEE: BROCK CHADWICK & EL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W68 W8 S10 S30 E76 N40 $
FCP=[YR=2006;ORIG=-76,10] W20 S20 E20 N20 $
FOP=[YR=2006;ORIG=-68,0] N5 W8 S5 E8 $
.

## 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 | 006000 | A | PASTURE - HA | 0 | | OR | 0.00 | 0.00 | 5.87 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 2,172 | | | | | | | |
| 2 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 5.87 | AC | | 1.00 | 1.00 | 1.00 | 21,000.00 | 21,000.00 | 123,270 | | | | | | | |

REVIEW DATE 05/05/2026 BY WWA Total Acres: 5.87 Total Land Value: 2,172 Market: 123,270 Agricultural: 2,172 Common: 0 PRINTED 07/09/2026 BY SYS