

BLOCK 58 LOT 3
IN OR 1105/711-714
TOWN OF HILLIARD

ARMSTRONG VIVIAN H
37390 OXFORD ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0058-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1,504	126,036
BAS	448	100	448	37,543
FSP	250	40	100	8,380
TOTALS	2,202		2,052	171,958

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,125.00	SF	2.68	2.68	100	1991

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R2	210.00	210.00	210.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,052	115.3460	104.10	213,613	1939	1973	0	0	19.50	80.50
1 SINGLE FAM - 100% - 2006											
Heated Area: 1952											
HX Base Yr 2006											

37390 OXFORD ST, HILLIARD	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			171,958
TOTAL MARKET OB/XF VALUE			1,930
TOTAL LAND VALUE - MARKET			63,000
TOTAL MARKET VALUE			236,888
SOH/AGL Deduction			80,323
ASSESSED VALUE			156,565
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			101,565
TOTAL JUST VALUE			236,888
NCON VALUE			45,772
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			173,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230008	REPAIR/RRF	0	01/17/2023
20220082	ADDITION	0	03/21/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1105/0713	1/06/2003	WD U	I		06
GRANTOR: HIGGINBOTHAM RICHARD					
GRANTEE: ARMSTRONG VIVIAN H					
1105/0711	1/06/2003	QC U	I		06
GRANTOR: HIGGINBOTHAM JAMES B					
GRANTEE: ARMSTRONG VIVIAN H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W43 S3 W6 FSP=[YR=1993] W10 BAS=[YR=2022] W16 S28 E16 N28\$ S25 E10 N25\$ S25 E34 S10 E15 N38\$.											