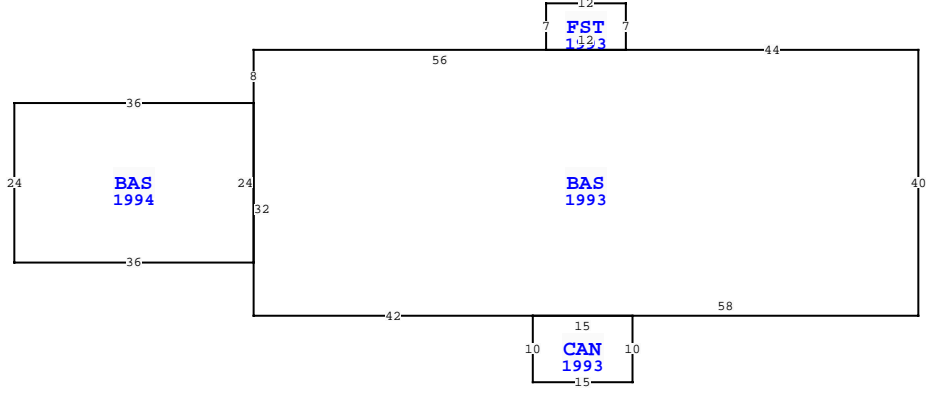




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	8	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	4	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3403	04	4,951	80.7840	103.20	510,943	1963	1963	0	0	0	50.00	50.00	
1 GYMNASIUM - 0% - 0													
Heated Area: 4864 HX Base Yr													



Quality	02	Quality Level 02		
DOR CODE	8900	MUNICIPAL		
MAP NUM		MKT AREA 06		
NEIGHBORHOOD/LOC	6001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,000	100	4,000	206,400
BAS	864	100	864	44,583
CAN	150	30	45	2,322
FST	84	50	42	2,167
TOTALS	5,098		4,951	255,472

37516 OXFORD ST, HILLIARD

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	04/11/2022
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 4	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	1,055,376		
TOTAL MARKET OB/XF VALUE	349,006		
TOTAL LAND VALUE - MARKET	215,460		
TOTAL MARKET VALUE	1,619,842		
SOH/AGL Deduction	421,462		
ASSESSED VALUE	1,198,380		
TOTAL EXEMPTION VALUE	04	1,198,380	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	1,619,842		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,167,644		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0802023	ELEC OTHER	0	02/26/2008
B0802024	ADDITION	0	02/19/2008
E0801008	ELEC OTHER	0	01/29/2008
B0801006	SWIM POOL	0	01/29/2008
P0801007	OTHER	0	01/29/2008
0710167	REMODEL	0	10/30/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W44 FST=[YR=1993] N7 W12 S7 E12\$ W56 S8	
BAS=[YR=1994] W36 S24 E36 N24\$ S32 E42 CAN=[YR=1993] S10	
E15 N10 W15\$ E58 N40\$.	

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	0812	CONCRETE C	0	0	0	6,289.00	SF	4.00	4.00	100	1990	1990	3	62	15,597	
4	0803	ASPHALT C	0	0	0	15,683.00	SF	2.00	2.00	100	1990	1990	3	50	15,683	
5	0430	CL FNC 6B	0	0	0	1,950.00	LF	9.70	9.70	100	1990	1990	3	28	5,296	
6	0424	CL FNC 6'	0	0	0	340.00	LF	20.00	20.00	100	1990	1990	3	28	1,904	
7	0423	CL FNC 5'	0	0	0	675.00	LF	6.85	6.85	100	1990	1990	3	28	1,295	
8	0426	CL FNC 12'	0	0	0	200.00	LF	15.60	15.60	100	1990	1990	3	28	874	
10	0940	SHEDS/PORT	0	0	13	169.00	SF	30.00	30.00	100	1965	1965	3	20	1,014	
16	0402	CONC BUMPE	0	0	0	31.00	UT	25.00	25.00	100	2000	2000	3	85	659	
17	0971	ST LGHT OV	0	0	0	3.00	UT	1,555.00	1,555.00	100	2000	2000	3	55	2,566	
18	0972	ST LGHT UN	0	0	0	1.00	UT	2,530.00	2,530.00	100	2008	2008	3	76	1,923	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008900	C	MUNICIPAL	0	0006	R3	630.00	420.00	630.00	FF	4	1.14	1.00	1.14	300.00	342.00	215,460							

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Exterior Wall	15	CONC BLOCK 100		3803	04	1,176	71.2845	125.28	147,329	1965	1980	0	0	0	50.00	
Roof Structur	04	WOOD TRUSS 100		2 RSTRM BLDG - 0% - 0				Heated Area: 1176					HX Base Yr			
Roof Cover	03	COMP SHNGL 100														
Interior Wall	01	MINIMUM 100														
Interior Floo	03	CONC FINSH 100														
Ceiling	04	NONE 100														
Air Condition	02	WINDOW 100														
Heating Type	01	NONE 100														
Fixtures		14 100														
Frame	03	MASONRY 100														
Story Height		9 100														
RMS		4 100														
Stories	1.	1. 100														
Units		0 100														
Occupancy	00	NONE 100														
Quality	03	Quality Level 03														
DOR CODE	8900 MUNICIPAL															
MAP NUM		MKT AREA	06													
NEIGHBORHOOD/LOC	6001.00															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA												SUBAREA MARKET VALUE	
BAS	1,176	100	1,176												73,665	
TOTALS	1,176		1,176												73,664	

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		1,055,376
TOTAL MARKET OB/XF VALUE		349,006
TOTAL LAND VALUE - MARKET		215,460
TOTAL MARKET VALUE		1,619,842
SOH/AGL Deduction		421,462
ASSESSED VALUE		1,198,380
TOTAL EXEMPTION VALUE	04	1,198,380
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,619,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,167,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

37516 OXFORD ST, HILLIARD

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	04/11/2022
INC DATE			AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W49 S24 E49 N24\$.	

EXTRA FEATURES																	
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	
19	0861	POOL GUNIT	0	0	0	4,548.00	SF	85.00	85.00	100	2008	2008	3	56	216,485		
20	0845	KOOL DECK	0	0	0	7,110.00	SF	7.25	7.25	100	2008	2008	3	90	46,393		
21	0424	CL FNC 6'	0	0	0	570.00	LF	20.00	20.00	100	2008	2008	3	76	8,664		
22	0845	KOOL DECK	0	0	0	2,744.00	SF	7.25	7.25	100	2008	2008	3	90	17,905		
23	0812	CONCRETE C	0	0	94	50	4,700.00	SF	4.00	4.00	100	1990	1990	3	62	11,656	
24	0463	FENCE GATE	0	0	0	13.00	UT	300.00	300.00	100	1990	1990	3	28	1,092		

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
3803	04	136	74.6550	131.21	17,845	2008	2008		0	0	17.50	82.50			
3 RSTRM BLDG - 0% - 0 Heated Area: 136 HX Base Yr															
<div style="border: 1px solid black; width: 100%; height: 150px; display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; padding: 5px;">BAS 2008</div> </div>															
TOTALS 136 136 14,722															

NASSAU COUNTY PROPERTY PAGE 3 of 4 3			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			1,055,376
TOTAL MARKET OB/XF VALUE			349,006
TOTAL LAND VALUE - MARKET			215,460
TOTAL MARKET VALUE			1,619,842
SOH/AGL Deduction			421,462
ASSESSED VALUE			1,198,380
TOTAL EXEMPTION VALUE	04	1,198,380	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			1,619,842
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,167,644

Quality	03	Quality Level 03		
DOR CODE	8900	MUNICIPAL		
MAP NUM		MKT AREA	06	
NEIGHBORHOOD/LOC	6001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	136	100	136	14,722
TOTALS	136		136	14,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
BLD DATE 04/11/2022 XK LGL DATE 04/11/2022				
XF DATE 04/11/2022 XK LAND DATE 04/11/2022				
INC DATE AG DATE				

EXTRA FEATURES		37516 OXFORD ST, HILLIARD														
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

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2008] W17 S8 E17 N8\$.			

LAND DESCRIPTION															TOTAL OB/XF 0											
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	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	01	FLAT 100		
Roof Cover	04	BUILT-UP 100		
Interior Wall	04	PLYWOOD 100		
Interior Floo	07	CORK/VTILE 100		
Ceiling	01	FIN.SUSPD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures	10	100		
Frame	02	WOOD FRAME 100		
Story Height	10	100		
RMS	15	100		
Stories	1.	1. 100		
Units	0	100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	8900 MUNICIPAL			
MAP NUM	MKT AREA	06		
NEIGHBORHOOD/LOC	6001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,256	100	6,256	706,998
PTO	30	5	2	226
PTO	35	5	2	226
STR	40	10	4	452
STR	40	10	4	452
STR	105	10	10	1,130
STR	182	10	18	2,034
TOTALS	6,688		6,296	711,518

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	6,296	82.9008	117.72	741,165	2015	2015	0	0	4.00	96.00

4 OFFICE 1&2 - 0% - 0      Heated Area: 6256      HX Base Yr

NASSAU COUNTY PROPERTY			PAGE 4 of 4	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			1,055,376	
TOTAL MARKET OB/XF VALUE			349,006	
TOTAL LAND VALUE - MARKET			215,460	
TOTAL MARKET VALUE			1,619,842	
SOH/AGL Deduction			421,462	
ASSESSED VALUE			1,198,380	
TOTAL EXEMPTION VALUE			04 1,198,380	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			1,619,842	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			1,167,644	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2015] W16 STR=[YR=2015] N5 W8 PTO=[YR=2015] W7 S5 E7 N5\$ S5 E8\$ W55 STR=[YR=2015] N5 W21 S5 E21\$ W21 S34 STR=[YR=2015] W5 S30 W3 S4 E8 N34\$ S34 E92 N2 STR=[YR=2015] E5 N8 PTO=[YR=2015] N6 W5 S6 E5\$ W5 S8 \$ N66\$.	

EXTRA FEATURES																
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

LAND DESCRIPTION													TOTAL OB/XF										0	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV