BLOCK 76 W1/2 OF LOT 2
IN OR 2430/260
TOWN OF HILLIARD

EDWARDS CARYL
37114 FOURTH ST W
HILLIARD, FL 32046

2023

08-3N-24-2380-0076-0020

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

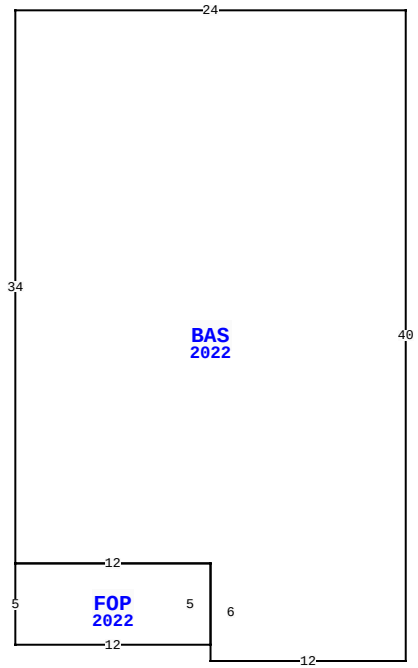
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100	888	75,009
FOP	60	30	18	1,520
TOTALS	948		906	76,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0220	01	906	129.9500	84.47	76,530	2022	2022	0	0	0	0.00	100.00

1 MOD FRAME – 100% - 2023 Heated Area: 888 HX Base Yr 2023



37114 W FOURTH ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		76,530
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		108,030
SOH/AGL Deduction		0
ASSESSED VALUE		108,030
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,030
TOTAL JUST VALUE		108,030
NCON VALUE		76,530
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		31,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210239	NEW CONSTR	0	11/08/2021
20120138	DEMOLITION	0	10/02/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2430/0260	2/01/2021	WD	Q	V	01	34,000
GRANTOR: CRIBBS KRISTIN						
GRANTEE: EDWARDS CARYL						
2368/1038	6/08/2020	WD	Q	V	01	34,000
GRANTOR: CAMPBELL MICHAEL L &						
GRANTEE: CRIBBS KRISTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S34 FOP=[YR=2022] S5 E12 N5 W12$ E12 S6 E12 N40$.

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	SFR	100	0006	R3	105.00	210.00	105.00	FF		1.00	1.00	1.00	300.00	300.00	31,500							

REVIEW DATE 04/26/2022 BY TW Total Acres: 0.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/02/2023 BY SYS