IN OR 2474/244
ESMT OR 1007/434

HUBBARD RUSSELL JR (1/2INT) &/TUCKER MICHELLE
37257 RAILROAD ST
HILLIARD, FL 32046

2023

09-3N-24-0000-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

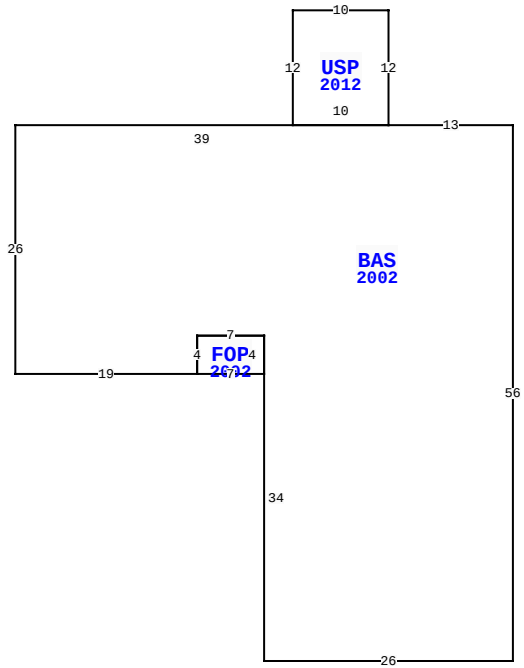
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,104	100	2,104	178,018
FOP	28	30	8	677
USP	120	30	36	3,046
TOTALS	2,252		2,148	181,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,148	103.8800	93.75	201,375	2002	2002	0	0	0	9.75	90.25

1 SINGLE FAM – 0% - 2023 Heated Area: 2104 HX Base Yr



37257 RAILROAD 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	181,741
TOTAL MARKET OB/XF VALUE	2,749
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	229,490
SOH/AGL Deduction	0
ASSESSED VALUE	229,490
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,490
TOTAL JUST VALUE	229,490
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1039	DEMOLITION	0	12/04/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2474/0244	6/25/2021	FJ	U	I	11	0
GRANTOR: HUBBARD MARILYN A EST						
GRANTEE: HUBBARD RUSSELL JR						
1570/1515	6/10/2008	WD	U	I	05	116,900
GRANTOR: HOUSEHOLD FINANCE COR						
GRANTEE: HUBBARD MARILYN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 USP=[YR=2012] N12 W10 S12 E10$ W39 S26 E19
FOP=[YR=2002] E7 N4 W7 S4$ N4 E7 S34 E26 N56 $.

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
1	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2005	2005	3	27	2,333	
2	0681	POLE SHED	0	0	9	7	63.00	SF	15.00	15.00	100	2005	2005	3	44	416	

LAND DESCRIPTION

TOTAL OB/XF 2,749

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	0	0007	R1	150.00	240.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 10/01/2018 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS