BLOCK 51 PT OF LOT 1
S-1 & S-2 & S-3
TOWN OF HILLIARD

SANDERS GRETCHEN M
37161 RAILROAD ST
HILLIARD, FL 32046

2024

08-3N-24-2380-0051-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

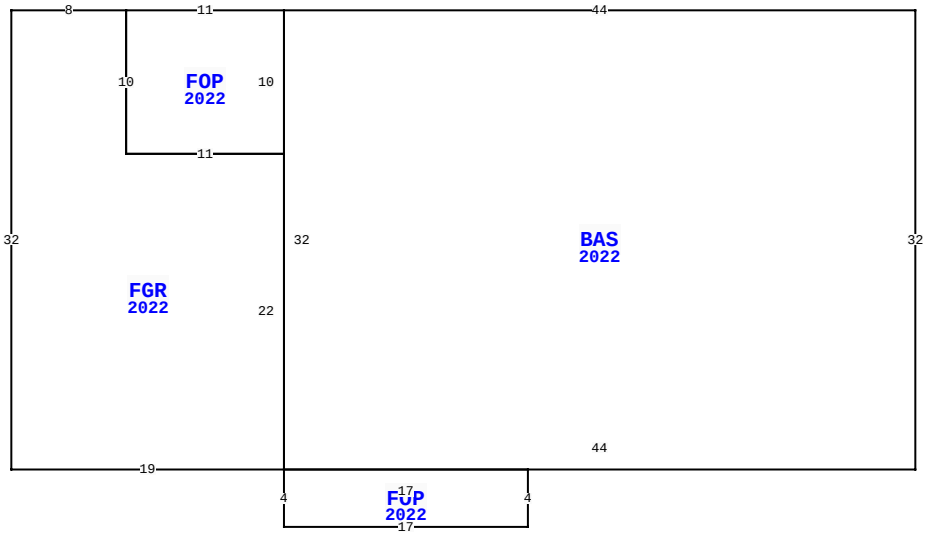
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1,408	179,633
FGR	498	55	274	34,957
FOP	68	30	20	2,552
FOP	110	30	33	4,210
TOTALS	2,084		1,735	221,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,735	102.0600	127.58	221,351	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 1408 HX Base Yr 2023



37161 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		221,351
TOTAL MARKET OB/XF VALUE		5,350
TOTAL LAND VALUE - MARKET		44,100
TOTAL MARKET VALUE		270,801
SOH/AGL Deduction		3,277
ASSESSED VALUE		267,524
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		217,524
TOTAL JUST VALUE		270,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210204	ELEC OTHER	0	09/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/0807	7/15/2022	WD	Q	I	01	310,000
GRANTOR: SHEPPARD RACHEL A & T						
GRANTEE: SANDERS GRETCHEN M						
2566/1854	5/31/2022	WD	Q	I	01	260,000
GRANTOR: MASON & MAGNOLIA LLC						
GRANTEE: SHEPPARD RACHEL A &						

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	0810	CONCRETE A	0	100	0	0	823.00	SF	6.50	6.50	100	2022	2022	3	100	5,350	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W44 FOP=[YR=2022] W11 FGR=[YR=2022] W8 S32 E19 N22 W11 N10$ S10 E11 N10$ S32 FOP=[YR=2022] S4 E17 N4 W17$ E44 N32$.

LAND DESCRIPTION

TOTAL OB/XF 5,350

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		R-2	147.00	240.00	147.00	FF		1.00	1.00	1.00	300.00	300.00	44,100							

REVIEW DATE 06/24/2022 BY TWWW Total Acres: 0.00 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 08/06/2024 BY SYS