BLOCK 57 LOTS N1/2 OF 3 & 4
TOWN OF HILLIARD

CONNER JOSHUA A JR & VICTORIA N
37405 OXFORD ST
HILLIARD, FL 32046

2024

08-3N-24-2380-0057-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

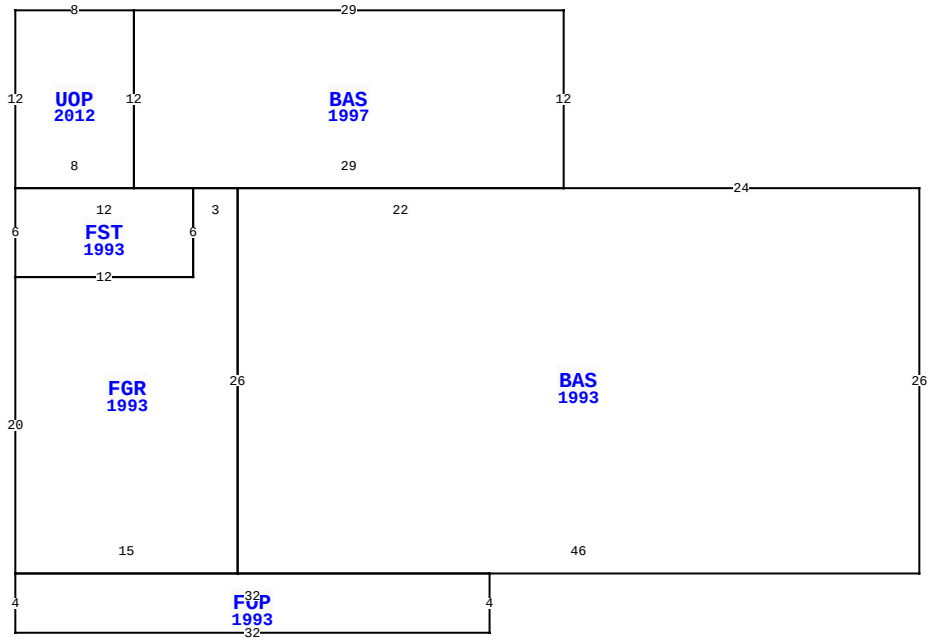
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,196	100	1,196	91,496
BAS	348	100	348	26,623
FGR	318	55	175	13,388
FOP	128	30	38	2,907
FST	72	55	40	3,060
UOP	96	20	19	1,453
TOTALS	2,158		1,816	138,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,816	124.9500	118.70	215,559	1965	1965	0	0	0	35.55	64.45

1 SINGLE FAM – 100% - 2024 Heated Area: 1544 HX Base Yr 2024



37405 OXFORD 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		138,928
TOTAL MARKET OB/XF VALUE		3,562
TOTAL LAND VALUE - MARKET		35,910
TOTAL MARKET VALUE		178,400
SOH/AGL Deduction		0
ASSESSED VALUE		178,400
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,400
TOTAL JUST VALUE		178,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/274	12/28/2023	WD	Q	I	02	206,000
GRANTOR: BEASLEY VALARIE DIANE						
GRANTEE: CONNER JOSHUA A JR						
2073/1364	9/12/2016	QC	U	I	11	100
GRANTOR: COCHRANE ANTHONY WAYN						
GRANTEE: BEASLEY VALARIE DIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 BAS=[YR=1997] N12 W29 UOP=[YR=2012] W8 S12 FST=[YR=1993] S6 FGR=[YR=1993] S20 FOP=[YR=1993] S4 E32 N4 W32 $ E15 N26 W3 S6 W12 $ E12 N6 W12 $ E8 N12 $ S12 E29 $ W22 S26 E46 N26$.

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
2	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	2008	2008	3	35	2,688	
3	0350	CARPORT WD	0	100	16	12	192.00	SF	13.00	13.00	100	2008	2008	3	35	874	

LAND DESCRIPTION

TOTAL OB/XF 3,562

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	R-2	105.00	420.00	105.00	FF	4	1.14	1.00	1.14	300.00	342.00	35,910							

REVIEW DATE 03/11/2024 BY WWA Total Acres: 0.00 Total Land Value: 35,910 Market: 0 Agricultural: 0 Common: 35,910 PRINTED 08/06/2024 BY SYS