



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	03	DIST HI 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	1,715	100	1,715	192,042
FGR	484	55	266	29,786
FOP	96	30	29	3,247
FST	99	55	54	6,047
TOTALS	2,394		2,064	231,122

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0862	POOL VINYL	0	0	0	0	364.00	SF	50.00	50.00	
3	0845	KOOL DECK	0	0	0	0	336.00	SF	7.25	7.25	
4	0812	CONCRETE C	0	0	0	0	1,290.00	SF	4.00	4.00	
6	0825	BRICK	0	0	11	9	99.00	SF	12.50	12.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-3	105.00	210.00	105.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,064	128.8161	122.38	252,592	1978	2005	0	0	8.50	91.50
1 SINGLE FAM - 0% - 2024											
Heated Area: 1715 HX Base Yr											
37132 W FOURTH ST, HILLIARD											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		231,122	
TOTAL MARKET OB/XF VALUE		12,039	
TOTAL LAND VALUE - MARKET		31,500	
TOTAL MARKET VALUE		274,661	
SOH/AGL Deduction		0	
ASSESSED VALUE		274,661	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		274,661	
TOTAL JUST VALUE		274,661	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		219,272	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2668/1408	9/14/2023	WD	Q	I	01	360,000
GRANTOR: GEIGER BYRON R & JILL						
GRANTEE: HOWARD STEPHANIE EL						
2601/1674	10/28/2022	WD	Q	I	01	235,000
GRANTOR: CHANCE KIMBERLY						
GRANTEE: GEIGER BRYON R & JI						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W57 FST=[YR=1993] W11 S9 FGR=[YR=1993] S22 E22 FOP=[YR=1993] E20 N5 W11 D1 L1 W3 U1 L1 W4 S5\$ N22 W22\$ E11 N9\$ S9 E11 S17 E4 D1 R1 E3 U1 R1 E11 S16 E26 N42\$.											