BLOCK 78 MIDDLE 1/3 OF 2 (S-2)
& W1/3 OF LOT 2 (S-3)
TOWN OF HILLIARD

REINER HOWARD & CHERI
37251 NEW OAK ST
HILLIARD, FL 32046

2024

08-3N-24-2380-0078-0022

BUILDING CHARACTERISTICS

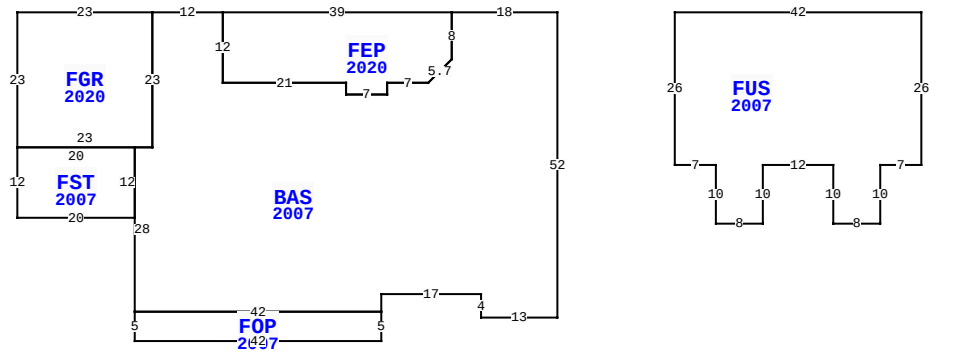
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	3,091	100	3,091	314,374
FEP	474	80	379	38,547
FGR	529	55	291	29,597
FOP	210	30	63	6,408
FST	240	55	132	13,425
FUS	1,252	100	1,252	127,336
TOTALS	5,796		5,208	529,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,208	116.3085	110.49	575,432	2007	2007	0	0	0	7.95	92.05

1 SINGLE FAM – 100% - 2020 Heated Area: 4343 HX Base Yr 2020



37251 NEW OAK ST, HILLIARD

BLD DATE	02/21/2008 JH	LGL DATE	
XF DATE	02/21/2008 JH	LAND DATE	02/21/2008 JH
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		579,641
TOTAL MARKET OB/XF VALUE		16,884
TOTAL LAND VALUE - MARKET		37,800
TOTAL MARKET VALUE		634,325
SOH/AGL Deduction		286,133
ASSESSED VALUE		348,192
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		298,192
TOTAL JUST VALUE		634,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210004	SHED	0	01/14/2021
20200096	CARPORT	0	04/21/2020
0707084	NEW CONSTR	308,495	07/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2317/0090	11/04/2019	WD	Q	I	01	300,000
GRANTOR: BUCHANAN BENJAMIN WAL						
GRANTEE: REINER HOWARD & CHE						
1509/0784	7/02/2007	WD	U	V	06	1,300
GRANTOR: PALMER GLENN A & JULI						
GRANTEE: BUCHANAN BENJAMIN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FEP=[YR=2020] W39 S12 E21 S2 E7 N2 E7 U4 R4 N8$ S8 L4 D4 W7 S2 W7 N2 W21 N12 W12 FGR=[YR=2020] W23 S23 FST=[YR=2007] S12 E20 N12 W20$ E23 N23$ S23 W3 S28 FOP=[YR=2007] S5 E42 N5 W42$ E42 N3 E17 S4 E13 N52$ PTR=[YR=2007] E20 FUS=[YR=2007] E42 S26 W7 S10 W8 N10 W12 S10 W8 N10 W7 N26$ W20$.

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	0812	CONCRETE C	0	100	0	0	2,187.00	SF	4.00	4.00	100	2007	2007	3	88	7,698	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
3	0812	CONCRETE C	0	100	0	0	1,860.00	SF	4.00	4.00	100	2020	2020	3	99	7,366	

LAND DESCRIPTION

TOTAL OB/XF 16,884

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	140.00	150.00	140.00	FF	4	0.90	1.00	0.90	300.00	270.00	37,800							

REVIEW DATE 04/29/2021 BY TWJH Total Acres: 0.00 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 08/06/2024 BY SYS

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& W1/3 OF LOT 2 (S-3)
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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

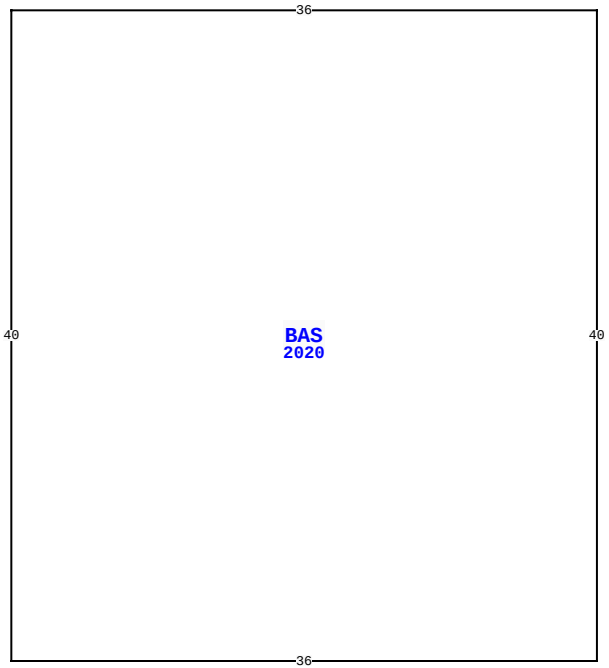
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	49,956
TOTALS	1,440		1,440	49,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
6500	01	1,440	66.9760	23.44	33,754	2020	2020	0	0	148	3.00	148.00

2 GARAGE RES – 100% - 2020 Heated Area: 1440 HX Base Yr 2020



37251 NEW OAK ST, HILLIARD

BLD DATE	02/21/2008	JH	LGL DATE	
XF DATE	02/21/2008	JH	LAND DATE	02/21/2008 JH
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NASSAU COUNTY PROPERTY

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: BUCHANAN BENJAMIN WAL						
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1509/0784	7/02/2007	WD	U	V	06	1,300
GRANTOR: PALMER GLENN A & JULI						
GRANTEE: BUCHANAN BENJAMIN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W36 S40 E36 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

REVIEW DATE 04/29/2021 BY TWJH Total Acres: 0.00 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 08/06/2024 BY SYS