LOT 7
PINE STREET EST OR 2568/1936

MCLEAN JOHN & LEANOR REVOCABLE TRUST/MCLEAN JOHN E
37826 OXFORD ST
HILLIARD, FL 32046

2024

08-3N-24-2385-0007-0000

BUILDING CHARACTERISTICS

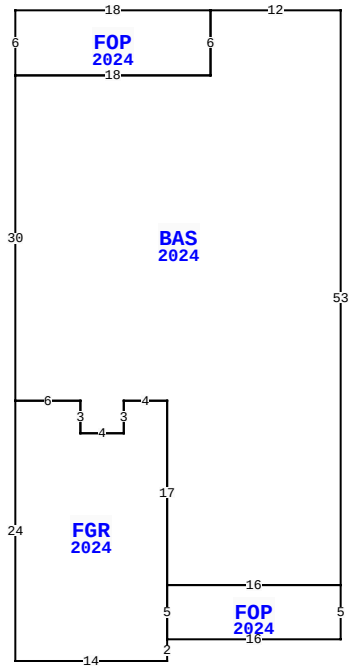
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1,256	167,952
FGR	324	55	178	23,802
FOP	80	30	24	3,209
FOP	108	30	32	4,279
TOTALS	1,768		1,490	199,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,490	106.9776	133.72	199,243	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1256 HX Base Yr



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

37826 OXFORD ST, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	199,243
TOTAL MARKET OB/XF VALUE	2,652
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	229,895
SOH/AGL Deduction	0
ASSESSED VALUE	229,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,895
TOTAL JUST VALUE	229,895
NCON VALUE	201,895
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000045	NEW SFR		04/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2728/921	7/26/2024	WD	U	I	11	100
GRANTOR: MCLEAN JOHN EVERETT J						
GRANTEE: MCLEAN JOHN & LEANO						
2718/1314	6/13/2024	WD	U	I	11	100
GRANTOR: MCLEAN JOHN EVERETT J						
GRANTEE: MCLEAN JOHN EVERETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=123,-7] W12 S6 W18 S30 E6 S3 E4 N3 E4 S17 E16 N53 $
FGR=[YR=2024;ORIG=93,29] S24 E14 N2 N5 N17 W4 S3 W4 N3 W6 $
FOP=[YR=2024;ORIG=123,46] W16 S5 E16 N5 $
FOP=[YR=2024;ORIG=93,-7] E18 S6 W18 N6 $
.

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	0811	CONCRETE B	0	0	0	0	510.00	SF	5.20	5.20	100	2024	2023		100	2,652	

LAND DESCRIPTION

TOTAL OB/XF 2,652

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	000102	C	SFR/MH	0		R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 10/04/2023 BY WW Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 08/06/2024 BY SYS