LOT 16
IN OR 2318/778
SEWAGE LINE ESMT IN OR 861/913

VROMAN DARREN D & JENNIFER M
37057 S OAK ST
HILLIARD, FL 32046

2024

16-3N-24-0000-0006-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

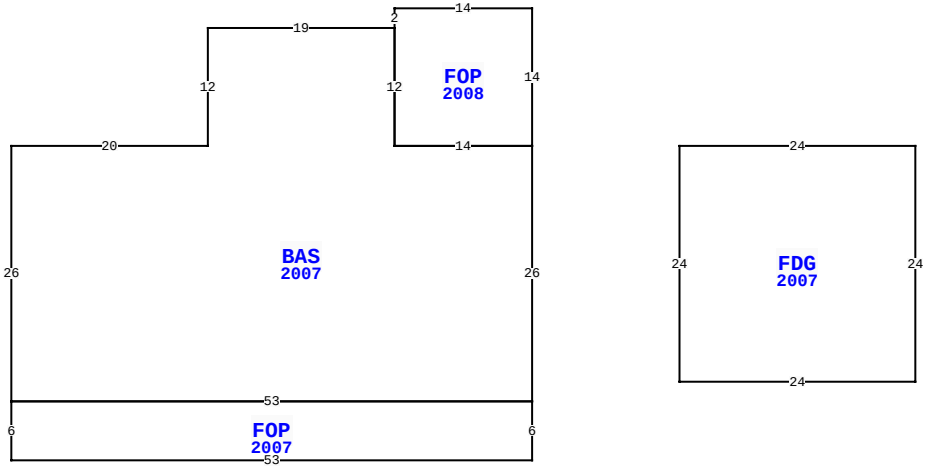
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,606	100	1,606	182,851
FDG	576	60	346	39,394
FOP	318	30	95	10,816
FOP	196	30	59	6,718
TOTALS	2,696		2,106	239,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,106	99.9306	124.91	263,060	2007	2007	0	0	0	8.85	91.15

1 SNGL FAM – 100% - 2020 Heated Area: 1606 HX Base Yr 2020



37057 SOUTH OAK 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		239,779
TOTAL MARKET OB/XF VALUE		21,552
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		296,331
SOH/AGL Deduction		94,953
ASSESSED VALUE		201,378
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,378
TOTAL JUST VALUE		296,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160091	SWIM POOL	0	06/17/2016
0701008	NEW CONSTR	86,214	01/15/2007
0701009	MECH OTHER	0	01/15/2007
0701010	OTHER	0	01/15/2007
0701011	OTHER	0	01/15/2007
0701012	ELEC OTHER	0	01/15/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2318/0778	11/08/2019	WD	Q	I	01	225,000
GRANTOR: FORTIER MICHAEL J & S						
GRANTEE: VROMAN DARREN D & J						
1612/1701	3/24/2009	WD	Q	I	01	182,000
GRANTOR: KILPATRICK LOUIS F JR						
GRANTEE: FORTIER MICHAEL J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W14 N12 W19 S12 W20 S26 E53 N26 $
FDG=[YR=2007;ORIG=15,0] E24 S24 W24 N24 $
FOP=[YR=2007;ORIG=-53,26] S6 E53 N6 W53 $
PTR=[ORIG=0,0] E15 W15 $
FOP=[YR=2008;ORIG=-14,0] E14 N14 W14 S2 S12 $
.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
2	0811	CONCRETE B	0	100	0	0	744.00	SF	5.20	5.20	100	2007	2007	3	88	3,405	
3	0855	CONC PAVER	0	100	0	0	328.00	SF	10.00	10.00	100	2014	2014	3	95	3,116	
4	1241	WD DECK G	0	100	12	12	144.00	UT	11.50	11.50	100	2014	2014	3	75	1,242	
5	0812	CONCRETE C	0	100	0	0	1,076.00	SF	4.00	4.00	100	2014	2014	3	95	4,089	
6	0476	VF 6 SBPL	0	100	0	0	304.00	LF	28.80	28.80	100	2016	2016	3	90	7,880	

LAND DESCRIPTION

TOTAL OB/XF 21,552

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-1 -	0.00	0.00	1.00	UT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/12/2024 BY WWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS