PT OF LOT 7
IN OR 103/23
LINCOLN SUB U/R

JAMES MARY LEE
PO BOX 1715
HILLIARD, FL 32046

2025

05-3N-24-2340-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

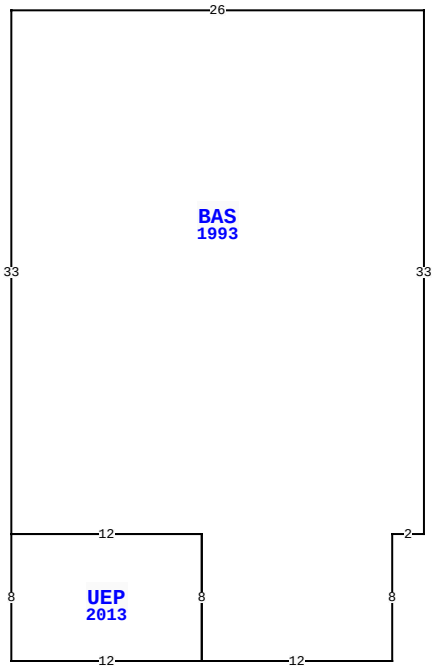
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	954	100	1993	954	38,387
UEP	96	60	2013	58	2,334
TOTALS	1,050			1,012	40,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,012	75.9240	75.92	76,831	1958	1970	0	0	0	47.00	53.00

1 SINGLE FAM – 0% - 0 Heated Area: 954 HX Base Yr



371023 OXFORD ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,720
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,950
TOTAL MARKET VALUE	53,670
SOH/AGL Deduction	0
ASSESSED VALUE	53,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,670
TOTAL JUST VALUE	53,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0811135	ELEC OTHER	0	11/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S33 UEP=[YR=2013] S8 E12 N8W12$ E12 S8 E12 N8 E2 N33$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES	0	0006	R-3	50.00	100.00	50.00	FF	4	0.74	1.00	0.74	350.00	259.00	12,950							

REVIEW DATE 05/14/2024 BY WWA Total Acres: 0.00 Total Land Value: 12,950 Market: 0 Agricultural: 0 Common: 12,950 PRINTED 07/30/2025 BY SYS