PT OF LOTS 7 & 8
IN OR 2714/1426
LINCOLN SUB UNRECORDED

SHINELIGHT ENTERPRISES LLC
4170 BROAD CREEK LANE
JACKSONVILLE, FL 32218

2025

05-3N-24-2340-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	03	Quality Level 03

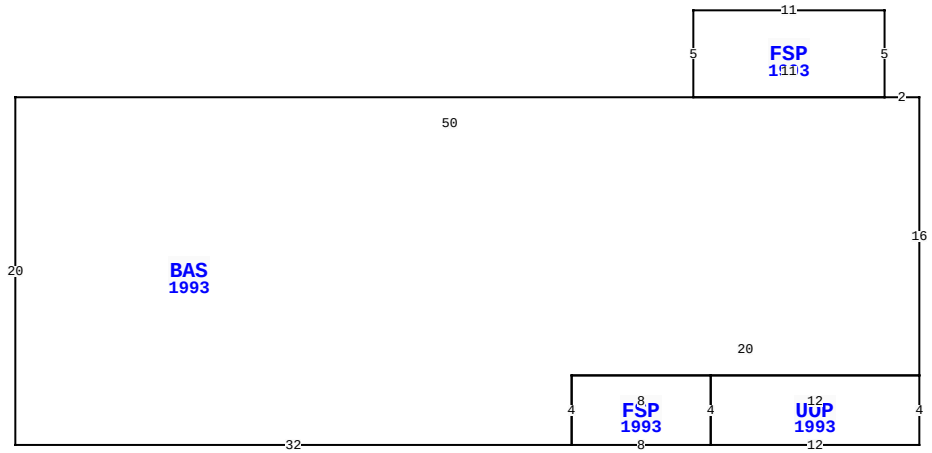
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	84,587
FSP	32	40	1993	13	1,146
FSP	55	40	1993	22	1,938
UOP	48	20	1993	10	881
TOTALS	1,095			1,005	88,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,005	105.8400	105.84	106,369	1956	1986	0	0	0	16.75	83.25

1 SINGLE FAM – 0% - 2025 Heated Area: 960 HX Base Yr



37993 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	88,552
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,900
TOTAL MARKET VALUE	114,452
SOH/AGL Deduction	0
ASSESSED VALUE	114,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,452
TOTAL JUST VALUE	114,452
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090101	MECH OTHER	0	12/07/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/1426	3/28/2024	SW	U	I	11	100
GRANTOR: MELTON LOUVEDA						
GRANTEE: SHINELIGHT ENTERPRI						
1550/1766	2/01/2008	FJ	U	I	11	100
GRANTOR: CITIFINANCIAL MORTGAG						
GRANTEE: MELTON LOUVEDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FSP=[YR=1993] N5 W11 S5 E11 $ W50 S20 E32
FSP=[YR=1993] E8 UOP=[YR=1993] E12 N4 W12 S4 $ N4 W8 S4 $
N4 E20 N16 $.

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
1	000100	C	RES	0	0006	R-3	100.00	100.00	100.00	FF	4	0.74	1.00	0.74	350.00	259.00	25,900							

REVIEW DATE 05/14/2024 BY WWA Total Acres: 0.00 Total Land Value: 25,900 Market: 0 Agricultural: 0 Common: 25,900 PRINTED 07/30/2025 BY SYS