OR 189/327 & OR 215/592
LOT 11 (EX S-2)
LINCOLN SUB

GUMMER DOSHA EST
C/O ALZADA D HARRELL, P O BOX 83
HILLIARD, FL 32046

2025

05-3N-24-2340-0011-0010

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 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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

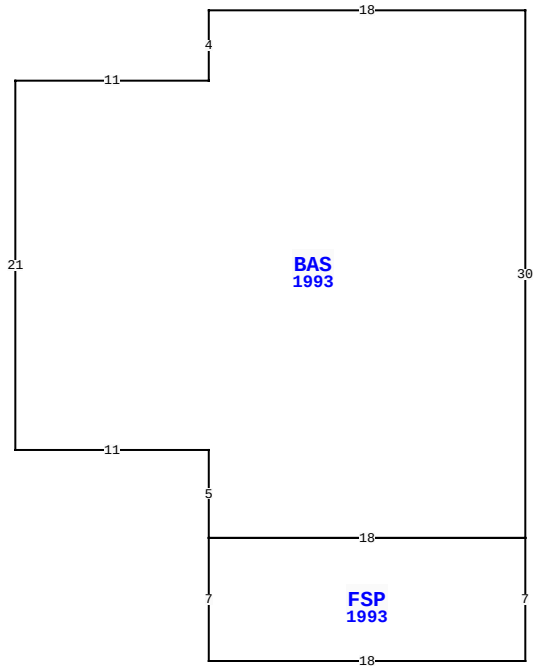
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	771	100	1993	771	61,275
FSP	126	40	1993	50	3,974
TOTALS	897			821	65,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	821	110.0000	110.00	90,310	1942	1942	0	0	0	27.75	72.25

1 SINGLE FAM – 0% - 0 Heated Area: 771 HX Base Yr



371064 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	65,249
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,696
TOTAL MARKET VALUE	131,945
SOH/AGL Deduction	9,923
ASSESSED VALUE	122,022
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,022
TOTAL JUST VALUE	131,945
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S4 W11 S21 E11 S5 FSP=[YR=1993] S7 E18 N7 W18$ E18 N30 $.

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	81.00	420.00	81.50	FF	4	1.14	1.00	1.14	350.00	399.00	32,518							
2	000100	C	RES	0		R-3	105.00	160.00	105.00	FF	4	0.93	1.00	0.93	350.00	325.50	34,178							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 66,696 Market: 0 Agricultural: 0 Common: 66,696 PRINTED 07/30/2025 BY SYS