PT OF LOT 11
IN OR 2246/569
LINCOLN SUB

HARRELL ALZADA
PO BOX 83
HILLIARD, FL 32046

**2025**

**05-3N-24-2340-0011-0020**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 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 | 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 |
| BUD8 Adjustme | 03 | DIST HI 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

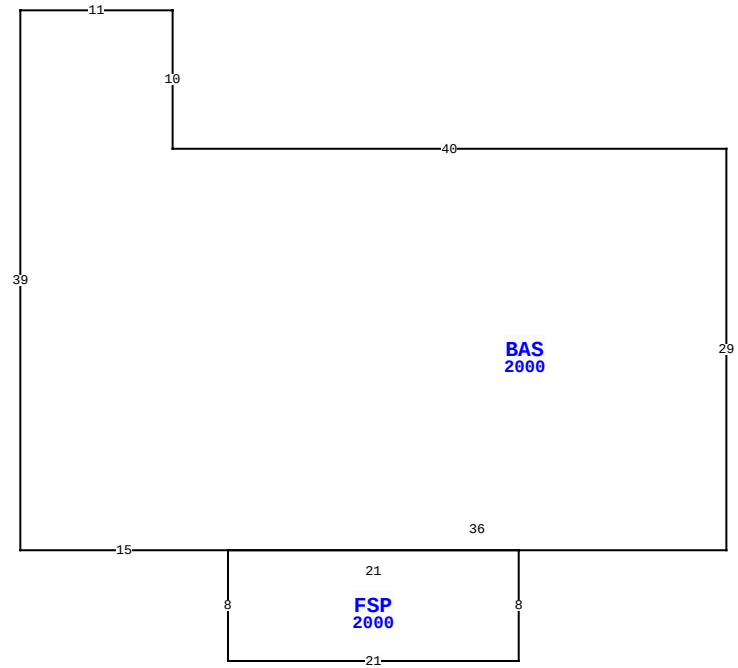
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,589 | 100 | 2000 | 1,589 | 143,328 |
| FSP | 168 | 40 | 2000 | 67 | 6,043 |
| TOTALS | 1,757 | | | 1,656 | 149,371 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,656 | 110.0000 | 110.00 | 182,160 | 2000 | 2000 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1589 HX Base Yr




371044 OXFORD ST, HILLIARD

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

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 149,371 |
| TOTAL MARKET OB/XF VALUE | 4,488 |
| TOTAL LAND VALUE - MARKET | 39,322 |
| TOTAL MARKET VALUE | 193,181 |
| SOH/AGL Deduction | 633 |
| ASSESSED VALUE | 192,548 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 192,548 |
| TOTAL JUST VALUE | 193,181 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 181,509 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 01-0831 | OTHER | 0 | 01/11/2001 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2246/0569 | 12/14/2018 | FJ | U | I | 11 | 0 |
| GRANTOR: DANIELS MARY H ESTATE | | | | | | |
| GRANTEE: HARRELL ALZADA | | | | | | |
| 0620/0862 | 3/05/1991 | WD | U | I | 18 | 100 |
| GRANTOR: JOHNSON MARGIE | | | | | | |
| GRANTEE: JOHNSON MARGIE L/E | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2000] W40 N10 W11 S39 E15 FSP=[YR=2000] S8 E21 N8 W21$ E36 N29 $.

### 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 | 560.00 | SF | 5.20 | 5.20 | 100 | 2000 | 2000 | 3 | 77 | 2,242 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 27 | 20 | 540.00 | SF | 5.20 | 5.20 | 100 | 2002 | 2002 | 3 | 80 | 2,246 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,488

| 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 | 105.00 | 260.00 | 105.00 | FF | 4 | 1.07 | 1.00 | 1.07 | 350.00 | 374.50 | 39,322 | | | | | | | |

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 39,322 Market: 0 Agricultural: 0 Common: 39,322 PRINTED 07/30/2025 BY SYS