NW1/2 OF LOT 12
IN OR 2473/1133
LINCOLN SUB

SANBORN ZACHARY D
371102 OXFORD ST
HILLIARD, FL 32046

2025

05-3N-24-2340-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

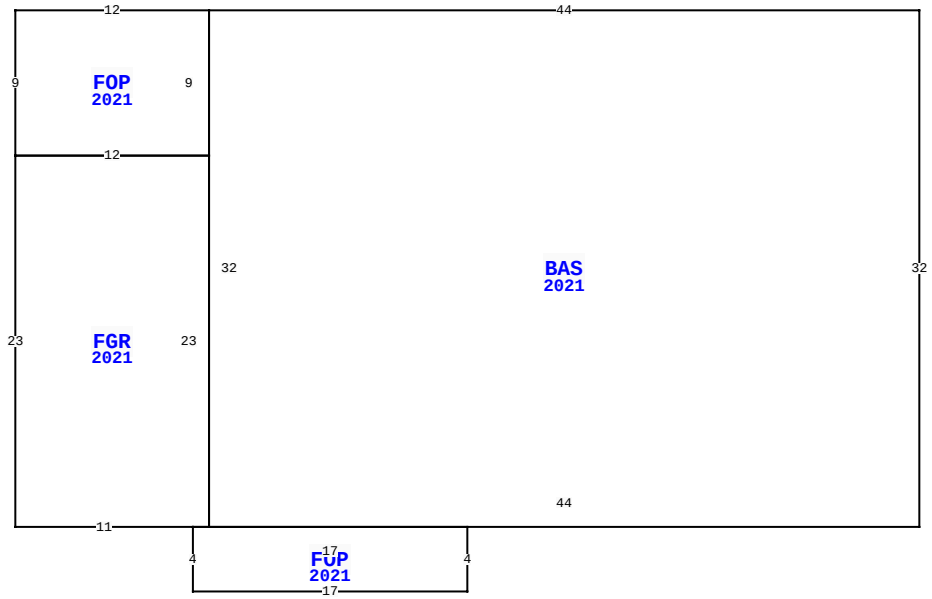
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	2021	1,408	190,869
FGR	276	55	2021	152	20,605
FOP	68	30	2021	20	2,712
FOP	108	30	2021	32	4,338
TOTALS	1,860			1,612	218,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,612	103.7340	136.93	220,731	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 1408 HX Base Yr 2023



371102 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		218,524
TOTAL MARKET OB/XF VALUE		4,027
TOTAL LAND VALUE - MARKET		37,115
TOTAL MARKET VALUE		259,666
SOH/AGL Deduction		17,247
ASSESSED VALUE		242,419
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,697
TOTAL JUST VALUE		259,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210000	CO ISSUED	0	06/03/2021
20210000	NEW CONSTR	0	01/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/1133	6/24/2021	WD	Q	I	01	210,000
GRANTOR: INTACT CONSTRUCTION M						
GRANTEE: SANBORN ZACHARY D						
2473/1131	6/24/2021	WD	U	V	11	100
GRANTOR: BUCHANAN BENJAMIN & S						
GRANTEE: INTACT CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W44 FOP=[YR=2021] W12 S9 FGR=[YR=2021] S23 E11 FOP=[YR=2021] S4 E17 N4 W17$ E1 N23 W12$ E12 N9$ S32 E44 N32$.

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	0812	CONCRETE C	0	100	0	0	1,017.00	SF	4.00	4.00	100	2021	2021	3	99	4,027	

LAND DESCRIPTION

TOTAL OB/XF 4,027

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	100	0006	R-3	93.00	420.00	93.02	FF	4	1.14	1.00	1.14	350.00	399.00	37,115							

REVIEW DATE 07/22/2021 BY TW Total Acres: 0.00 Total Land Value: 37,115 Market: 0 Agricultural: 0 Common: 37,115 PRINTED 07/30/2025 BY SYS