SE1/2 OF LOT 12
IN OR 2426/1192
LINCOLN SUB

ACEVEDO EDDIE N JR
371090 OXFORD ST
HILLIARD, FL 32046

2025

05-3N-24-2340-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

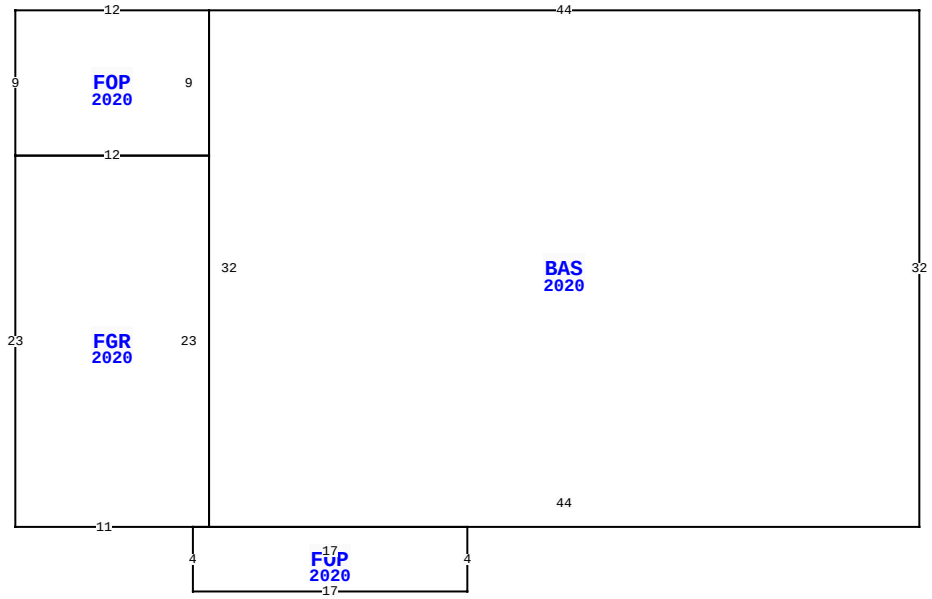
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2020	1,408	188,228
FGR	276	55	2020	152	20,320
FOP	68	30	2020	20	2,673
FOP	108	30	2020	32	4,278
TOTALS	1,860			1,612	215,499

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	102.8160	135.72	218,781	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 1408 HX Base Yr



371090 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	215,499
TOTAL MARKET OB/XF VALUE	4,270
TOTAL LAND VALUE - MARKET	37,115
TOTAL MARKET VALUE	256,884
SOH/AGL Deduction	215
ASSESSED VALUE	256,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,669
TOTAL JUST VALUE	256,884
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2426/1192	1/19/2021	WD	Q	I	01	207,000
GRANTOR: BUCHANAN BENJAMIN & S						
GRANTEE: ACEVEDO EDDIE N JR						
2362/1041	5/19/2020	QC	U	V	11	100
GRANTOR: BUCHANAN BENJAMIN & S						
GRANTEE: BUCHANAN BENJAMIN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W44 FOP=[YR=2020] W12 S9 FGR=[YR=2020] S23 E11 FOP=[YR=2020] 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	0811	CONCRETE B	0	0	0	0	838.00	SF	5.20	5.20	100	2020	2020	3	98	4,270	

LAND DESCRIPTION

TOTAL OB/XF 4,270

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	93.00	420.00	93.02	FF	4	1.14	1.00	1.14	350.00	399.00	37,115							

REVIEW DATE 01/07/2021 BY TW Total Acres: 0.00 Total Land Value: 37,115 Market: 0 Agricultural: 0 Common: 37,115 PRINTED 07/30/2025 BY SYS