BLK 10 PT LOT 3 IN
OR 2713/923
TOWN OF HILLIARD S/D PBK 1/28

MERZ LOUIS & HEATHER
43380 THOMAS CREEK RD
CALLAHAN, FL 32011

2025

08-3N-24-2380-0010-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 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	01	Quality Level 01

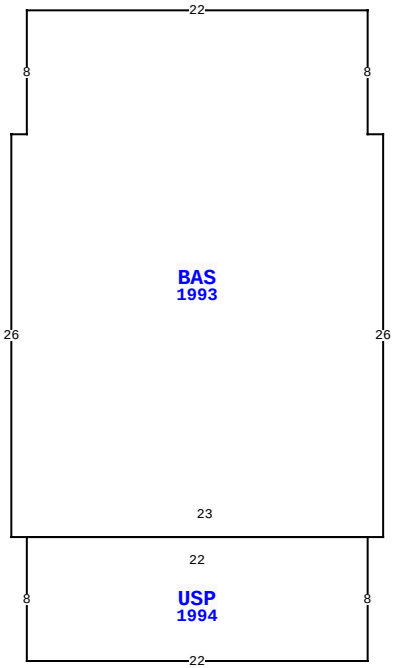
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1993	800	18,261
USP	176	30	1994	53	1,210
TOTALS	976			853	19,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	853	74.8440	74.84	63,839	1940	1940	0	0	20	49.50	30.50

1 SINGLE FAM – 0% - 2025 Heated Area: 800 HX Base Yr



37495 W FIRST 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	19,471
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	40,471
SOH/AGL Deduction	0
ASSESSED VALUE	40,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,471
TOTAL JUST VALUE	40,471
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,382

OWNERS ALSO OWN: THE ROASTED ROOSTER COFFEE SHOP (

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/923	5/17/2024	SW	Q	I	01	47,000
GRANTOR: VANZANT GRADY J & BAR						
GRANTEE: MERZ LOUIS & HEATHE						
2660/1342	6/12/2023	QC	U	I	11	100
GRANTOR: VANZANT GRADY J & BAR						
GRANTEE: HOBBS BENJAMIN FRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S8 W1 S26 E1 USP=[YR=1994] S8 E22 N8 W22$ E23 N26 W1 N8$.

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-2	60.00	210.00	60.00	FF		1.00	1.00	1.00	350.00	350.00	21,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 07/30/2025 BY SYS