BLK 10 PT LOT 4 IN
OR 627/335
TOWN OF HILLIARD PBK 1/28

PASTERS SANDRA
37639 W FIRST ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0010-0041

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	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
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

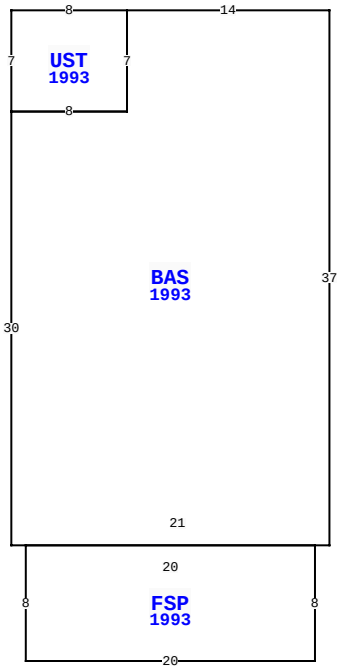
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	758	100	1993	758	44,627
FSP	160	40	1993	64	3,768
UST	56	45	1993	25	1,472
TOTALS	974			847	49,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	847	86.9000	86.90	73,604	1924	1924	0	0	0	32.25	67.75

1 SINGLE FAM – 100% - 0 Heated Area: 758 HX Base Yr 1992



37639 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		49,867
TOTAL MARKET OB/XF VALUE		288
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		88,655
SOH/AGL Deduction		63,843
ASSESSED VALUE		24,812
TOTAL EXEMPTION VALUE	HX HB	24,812
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		88,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0627/0335	5/29/1991	AD	Q	I	01	10,000
GRANTOR: VANZANT H & B TRUST						
GRANTEE: PASTERS JACK JR & S						
0615/0216	12/21/1990	TD	Q	I	01	100
GRANTOR: VANZANT WINNIE & H L						
GRANTEE: VANZANT BESSIE ET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UST=[YR=1993] W8 S7 E8N7 $ S7 W8 S30 E1
FSP=[YR=1993] S8 E20 N8 W20$ E21 N37$.

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	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	1985	1985	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 288

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-2	110.00	210.00	110.00	FF		1.00	1.00	1.00	350.00	350.00	38,500							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 07/30/2025 BY SYS