BLK 11 PT OF LOT 2 IN
OR 405/371 (EX PT IN
OR 1825/870)

GUYNN CLARA EST
PO BOX 777
HILLIARD, FL 32046-0777

2025

08-3N-24-2380-0011-0024

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

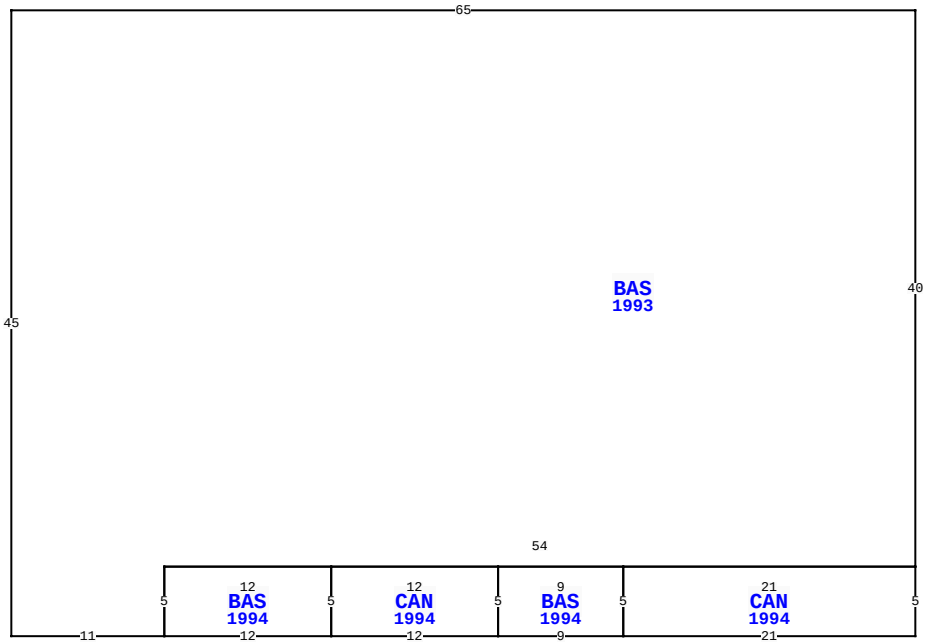
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,655	100	1993	2,655	56,685
BAS	45	100	1994	45	961
BAS	60	100	1994	60	1,281
CAN	60	30	1994	18	384
CAN	105	30	1994	32	683
TOTALS	2,925			2,810	59,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1701	04	2,810	89.3880	125.59	352,908	1990	1990	10	0	30	43.00	17.00

1 OFFICE – 0% - 0 Heated Area: 2760 HX Base Yr



37514 W FIRST ST, HILLIARD

BLD DATE	12/09/2019	KK	LGL DATE		
XF DATE	12/09/2019	KKA	LAND DATE	04/29/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	59,994
TOTAL MARKET OB/XF VALUE	1,141
TOTAL LAND VALUE - MARKET	27,057
TOTAL MARKET VALUE	88,192
SOH/AGL Deduction	0
ASSESSED VALUE	88,192
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,192
TOTAL JUST VALUE	88,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120215	SIGN	40	02/27/2012
20120008	OTHER	0	01/18/2012
	XFOB	15,000	02/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0405/0371	11/01/1983	WD	Q	I		27,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S45 E11 BAS=[YR=1994] E12 CAN=[YR=1994] E12 BAS=[YR=1994] E9 CAN=[YR=1994] E21 N5 W21 S5$ N5 W9 S5$ N5W12 S5$ N5 W12 S5$ N5 E54 N40$.

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	385.00	SF	5.20	5.20	100	1990	1990	3	57	1,141	

LAND DESCRIPTION

TOTAL OB/XF 1,141

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	001700	C	1STORY OFF	0	0006	C-1	0.00	0.00	7,730.50	SF		1.00	1.00	1.00	3.50	3.50	27,057							

REVIEW DATE 12/09/2019 BY KKA Total Acres: 0.00 Total Land Value: 27,057 Market: 0 Agricultural: 0 Common: 27,057 PRINTED 07/30/2025 BY SYS