BLOCK 13 NW CORNER LOT
IN OR 1928/1816 (EX PT LYING
IN PECAN STREET & EX ESMT IN

VANZANT ERICA
37210 PECAN ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

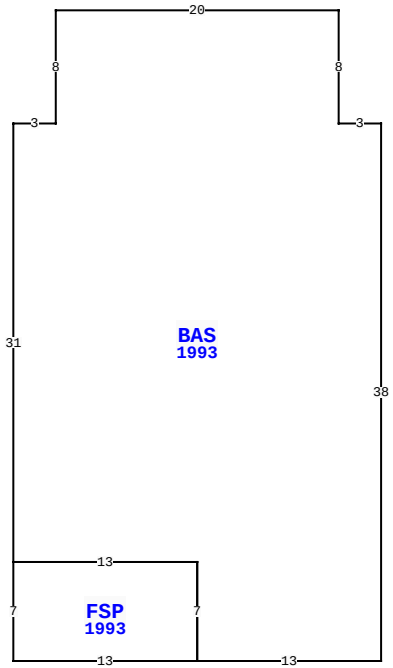
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,057	100	1993	1,057	99,380
FSP	91	40	1993	36	3,384
TOTALS	1,148			1,093	102,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,093	115.0100	115.01	125,706	1930	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 0% - 0 Heated Area: 1057 HX Base Yr



37210 PECAN ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	102,765
TOTAL MARKET OB/XF VALUE	273
TOTAL LAND VALUE - MARKET	10,230
TOTAL MARKET VALUE	113,268
SOH/AGL Deduction	1,256
ASSESSED VALUE	112,012
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,012
TOTAL JUST VALUE	113,268
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1928/1816	7/17/2014	SW	U	I	12	20,100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: VANZANT ERICA						
1924/1112	6/26/2014	CT	U	I	18	100
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N8 W20 S8 W3 S31 FSP=[YR=1993] S7E13 N7 W13$
E13 S7 E13 N38$.

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	0	8	8	64.00	SF	21.30	21.30	100	2002	2002	3	20	273	

LAND DESCRIPTION

TOTAL OB/XF 273

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	C-1	-102.00	60.00	5,846.00	SF		1.00	1.00	1.00	1.75	1.75	10,230							

REVIEW DATE 11/05/2019 BY TWA Total Acres: 0.00 Total Land Value: 10,230 Market: 0 Agricultural: 0 Common: 10,230 PRINTED 07/30/2025 BY SYS