BLOCK 15 PT OF LOT 3
IN OR 2293/632
TOWN OF HILLIARD

CRUM DANIEL T JR & HEATHER M
804 HIGHLAND CREST LOOP
LAKE WALES, FL 33853

2025

08-3N-24-2380-0015-0033

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	04	Quality Level 04

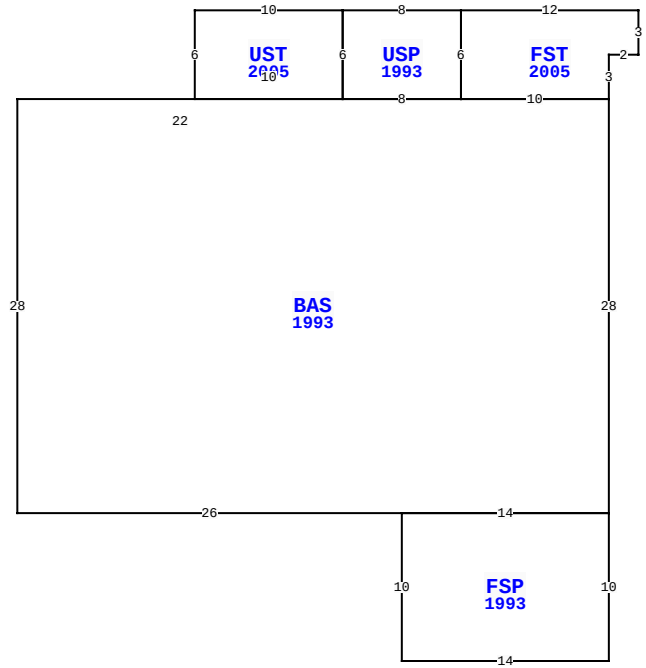
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	99,288
FSP	140	40	1993	56	4,964
FST	66	55	2005	36	3,191
USP	48	30	1993	14	1,241
UST	60	45	2005	27	2,394
TOTALS	1,434			1,253	111,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,253	108.1080	108.11	135,462	1952	2000	0	0	0	18.00	82.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1120 HX Base Yr



37394 W THIRD ST, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	111,079
TOTAL MARKET OB/XF VALUE	10,293
TOTAL LAND VALUE - MARKET	43,701
TOTAL MARKET VALUE	165,073
SOH/AGL Deduction	0
ASSESSED VALUE	165,073
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,073
TOTAL JUST VALUE	165,073
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2293/0632	7/15/2019	WD	Q	I	02	148,000
GRANTOR: MANNING JESSICA & DAV						
GRANTEE: CRUM DANIEL T JR &						
1416/0329	5/31/2006	WD	Q	I		115,000
GRANTOR: LYNCH HELEN L						
GRANTEE: MANNING JESSICA & D						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2005] N3E2N3W12S6E10$ BAS=[YR=1993] W10 USP=[YR=1993] N6 W8 S6 E8$ W8UST=[YR=2005] N6W10S6E10$W22 S28 E26 FSP=[YR=1993] S10 E14 N10 W14$ E14 N28$.

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	0810	CONCRETE A	0	0	0	0	420.00	SF	6.50	6.50	100	1999	1999	3	75	2,048	
2	0510	GARAGE WD-	0	0	0	0	906.00	SF	35.00	35.00	100	1999	1999	3	26	8,245	

LAND DESCRIPTION — TOTAL OB/XF 10,293

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	-125.00	200.00	24,972.00	SF		1.00	1.00	1.00	1.75	1.75	43,701							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 43,701 Market: 0 Agricultural: 0 Common: 43,701 PRINTED 07/30/2025 BY SYS