BLOCK 18 PT OF LOT 4
IN OR 2389/197
TOWN OF HILLIARD

CRAY CYNTHIA D
37075 WEST 4TH ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0018-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

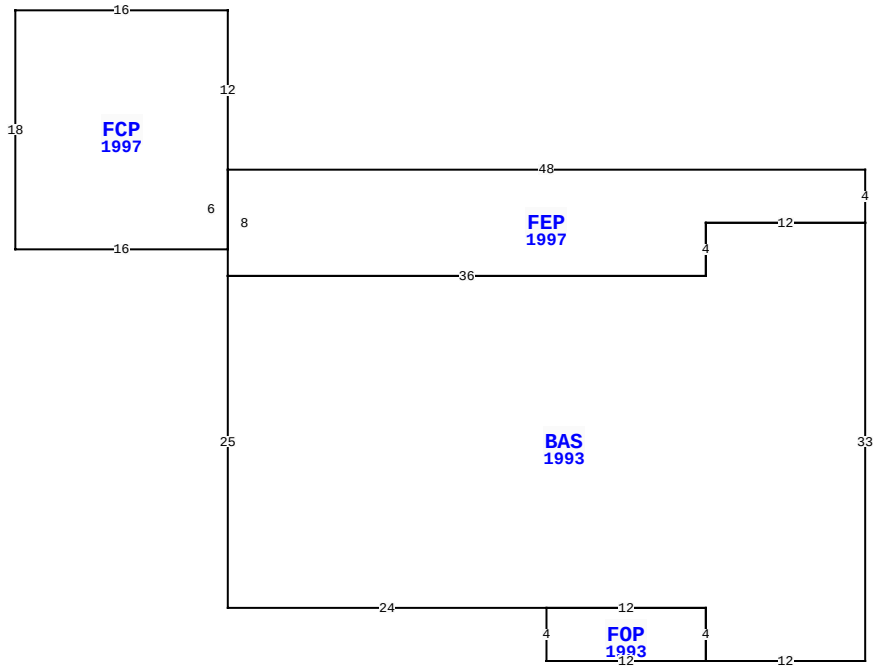
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1993	1,296	92,440
FCP	288	25	1997	72	5,136
FEP	336	80	1997	269	19,187
FOP	48	30	1993	14	999
TOTALS	1,968			1,651	117,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,651	103.0000	103.00	170,053	1960	1967	0	0	0	30.75	69.25

1 SINGLE FAM – 100% - 2022 Heated Area: 1296 HX Base Yr 2022



37075 W FOURTH 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		117,762
TOTAL MARKET OB/XF VALUE		2,320
TOTAL LAND VALUE - MARKET		24,500
TOTAL MARKET VALUE		144,582
SOH/AGL Deduction		20,667
ASSESSED VALUE		123,915
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,193
TOTAL JUST VALUE		144,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9710-247	XFOB	0	09/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/0197	2/13/2020	QC	U	I	11	100
GRANTOR: BURCH JANICE J						
GRANTEE: CRAY CYNTHIA D						
0819/1647	1/16/1998	QC	U	I	07	100
GRANTOR: BURCH JANICE JUANITA						
GRANTEE: BURCH JANICE J & CY						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1997] W48 FCP=[YR=1997] N12 W16 S18 E16 N6$ S8
BAS=[YR=1993] S25 E24 FOP=[YR=1993] S4 E12 N4 W12 $ E12 S4
E12 N33 W12 S4 W36 $ E36 N4 E12 N4 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	38	1,330	
2	0810	CONCRETE A	0	100	0	0	189.00	SF	6.50	6.50	100	1960	1960	3	20	246	
3	0810	CONCRETE A	0	100	0	0	159.00	SF	6.50	6.50	100	1997	1997	3	72	744	

LAND DESCRIPTION

TOTAL OB/XF 2,320

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	70.00	100.00	70.00	FF		1.00	1.00	1.00	350.00	350.00	24,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 07/30/2025 BY SYS