BLOCK 18 PT OF LOT 4
IN OR 2553/1428
TOWN OF HILLIARD

JONES BRYCE/LEDUC ALLISON LYNN
37418 ORANGE ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0018-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

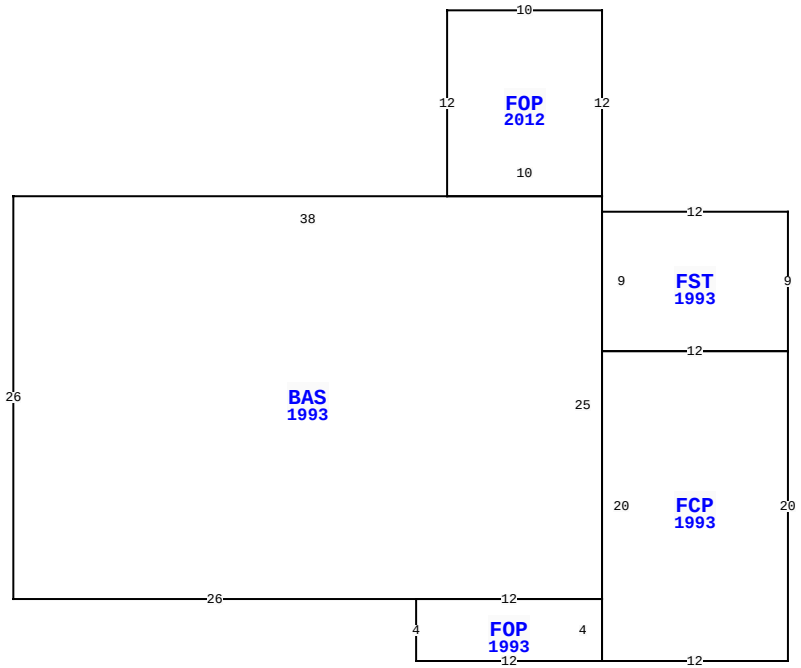
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	1993	988	112,006
FCP	240	25	1993	60	6,802
FOP	48	30	1993	14	1,588
FOP	120	30	2012	36	4,081
FST	108	55	1993	59	6,689
TOTALS	1,504			1,157	131,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,157	121.9000	121.90	141,038	1960	2010	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2023 Heated Area: 988 HX Base Yr 2023



37418 ORANGE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		131,165
TOTAL MARKET OB/XF VALUE		642
TOTAL LAND VALUE - MARKET		24,500
TOTAL MARKET VALUE		156,307
SOH/AGL Deduction		6,453
ASSESSED VALUE		149,854
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,132
TOTAL JUST VALUE		156,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200124	ELEC OTHER	0	06/05/2020
20200032	REPAIR/RRF	0	02/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2553/1428	4/04/2022	WD	Q	V	01	195,000
GRANTOR: TORRES STEPHEN						
GRANTEE: JONES BRYCE & ALLIS						
2414/0859	12/08/2020	SW	Q	I	01	140,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: TORRES STEPHEN						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] N1 FOP=[YR=2012] N12 W10 S12 E10$ W38 S26 E26 FOP=[YR=1993] S4E12 FCP=[YR=1993] E12 N20 W12 S20$ N4 W12$ E12 N25$ S9 E12 N9$.

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	100	26	10	260.00	SF	6.50	6.50	100	1983	1983	3	38	642	

LAND DESCRIPTION

TOTAL OB/XF 642

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	130.00	70.00	FF		1.00	1.00	1.00	350.00	350.00	24,500							

REVIEW DATE 10/13/2020 BY TW Total Acres: 0.00 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 07/30/2025 BY SYS