BLOCK 41 N 1/2 OF LOT 2
MAP OF HILLIARD PB 1/28

WOODLE BRIAN M & KAYLA M
37487 ORANGE ST
HILLIARD, FL 32046

**2025**

**08-3N-24-2380-0041-0020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

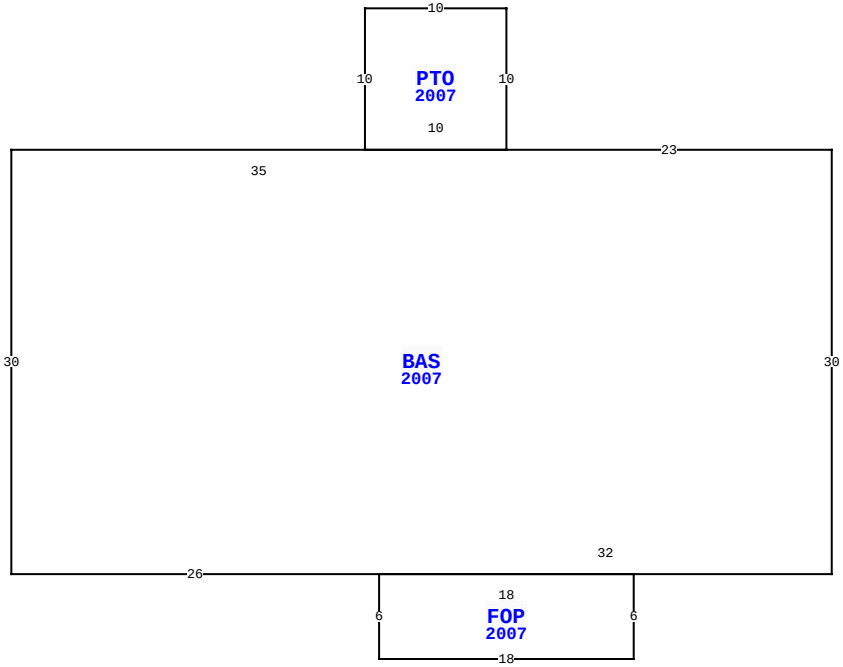
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,740 | 100 | 2007 | 1,740 | 223,632 |
| FOP | 108 | 30 | 2007 | 32 | 4,112 |
| PTO | 100 | 5 | 2007 | 5 | 643 |
| TOTALS | 1,948 | | | 1,777 | 228,387 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,777 | 105.8300 | 139.70 | 248,247 | 2007 | 2007 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SNGL FAM – 0% - 2024 Heated Area: 1740 HX Base Yr




37487 ORANGE ST, HILLIARD

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 228,387 |
| TOTAL MARKET OB/XF VALUE | 1,221 |
| TOTAL LAND VALUE - MARKET | 36,750 |
| TOTAL MARKET VALUE | 266,358 |
| SOH/AGL Deduction | 3,757 |
| ASSESSED VALUE | 262,601 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 262,601 |
| TOTAL JUST VALUE | 266,358 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 238,728 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C0609132 | CO ISSUED | 0 | 01/01/2007 |
| 0609132 | NEW CONSTR | 0 | 01/01/2007 |
| 0609129 | ELEC OTHER | 0 | 07/25/2006 |
| 0609130 | ELEC OTHER | 0 | 07/25/2006 |
| 0609131 | ELEC OTHER | 0 | 07/25/2006 |
| 0609132 | NEW CONSTR | 94,130 | 07/25/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2648/756 | 6/02/2023 | WD | Q | I | 01 | 320,000 |
| GRANTOR: FELCH RYAN & JESSICA | | | | | | |
| GRANTEE: WOODLE BRIAN M & KA | | | | | | |
| 2320/0619 | 11/15/2019 | WD | Q | I | 01 | 200,000 |
| GRANTOR: WEST LAWRENCE WALDO J | | | | | | |
| GRANTEE: FELCH RYAN & JESSIC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W23 PTO=[YR=2007] N10 W10 S10 E10$ W35 S30 E26
FOP=[YR=2007] S6 E18 N6 W18$ E32 N30$.

## 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 | 18 | 12 | 216.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 87 | 1,221 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,221

| 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 | 0005 | R-2 | 105.00 | 210.00 | 105.00 | FF | | 1.00 | 1.00 | 1.00 | 350.00 | 350.00 | 36,750 | | | | | | | |

REVIEW DATE 04/07/2025 BY WWA Total Acres: 0.00 Total Land Value: 36,750 Market: 0 Agricultural: 0 Common: 36,750 PRINTED 07/30/2025 BY SYS