BLOCK 51 PT OF LOT 1
S-1 & S-2 & S-3
TOWN OF HILLIARD

SANDERS GRETCHEN M
37161 RAILROAD ST
HILLIARD, FL 32046

**2025**

**08-3N-24-2380-0051-0011**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

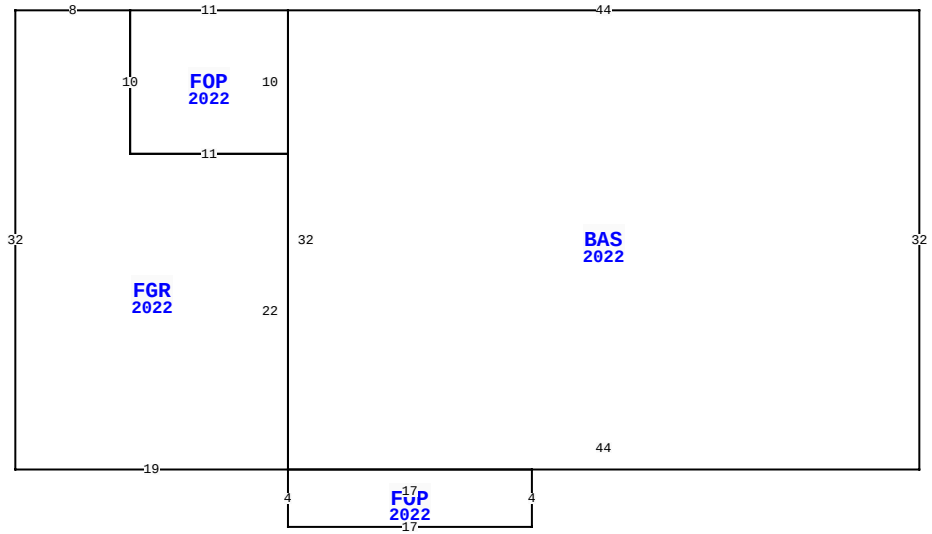
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,408 | 100 | 2022 | 1,408 | 199,217 |
| FGR | 498 | 55 | 2022 | 274 | 38,768 |
| FOP | 68 | 30 | 2022 | 20 | 2,830 |
| FOP | 110 | 30 | 2022 | 33 | 4,670 |
| TOTALS | 2,084 | | | 1,735 | 245,483 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,735 | 107.7300 | 142.20 | 246,717 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM – 100% - 2023 Heated Area: 1408 HX Base Yr 2023




37161 RAILROAD 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 | | 245,483 |
| TOTAL MARKET OB/XF VALUE | | 5,296 |
| TOTAL LAND VALUE - MARKET | | 51,450 |
| TOTAL MARKET VALUE | | 302,229 |
| SOH/AGL Deduction | | 26,947 |
| ASSESSED VALUE | | 275,282 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 224,560 |
| TOTAL JUST VALUE | | 302,229 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 270,801 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20210204 | ELEC OTHER | 0 | 09/27/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2578/0807 | 7/15/2022 | WD | Q | I | 01 | 310,000 |
| GRANTOR: SHEPPARD RACHEL A & T | | | | | | |
| GRANTEE: SANDERS GRETCHEN M | | | | | | |
| 2566/1854 | 5/31/2022 | WD | Q | I | 01 | 260,000 |
| GRANTOR: MASON & MAGNOLIA LLC | | | | | | |
| GRANTEE: SHEPPARD RACHEL A & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W44 FOP=[YR=2022] W11 FGR=[YR=2022] W8 S32 E19 N22 W11 N10$ S10 E11 N10$ S32 FOP=[YR=2022] S4 E17 N4 W17$ E44 N32$.

## 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 | 0 | 0 | 823.00 | SF | 6.50 | 6.50 | 100 | 2022 | 2022 | 3 | 99 | 5,296 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,296

| 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 | | R-2 | 147.00 | 240.00 | 147.00 | FF | | 1.00 | 1.00 | 1.00 | 350.00 | 350.00 | 51,450 | | | | | | | |

REVIEW DATE 06/24/2022 BY TWWW Total Acres: 0.00 Total Land Value: 51,450 Market: 0 Agricultural: 0 Common: 51,450 PRINTED 07/30/2025 BY SYS