BLOCK 52 LOT 3
TOWN OF HILLIARD

SWEAT NATHAN W & KELLIE L
37199 1ST STREET
HILLIARD, FL 32046

2025

08-3N-24-2380-0052-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

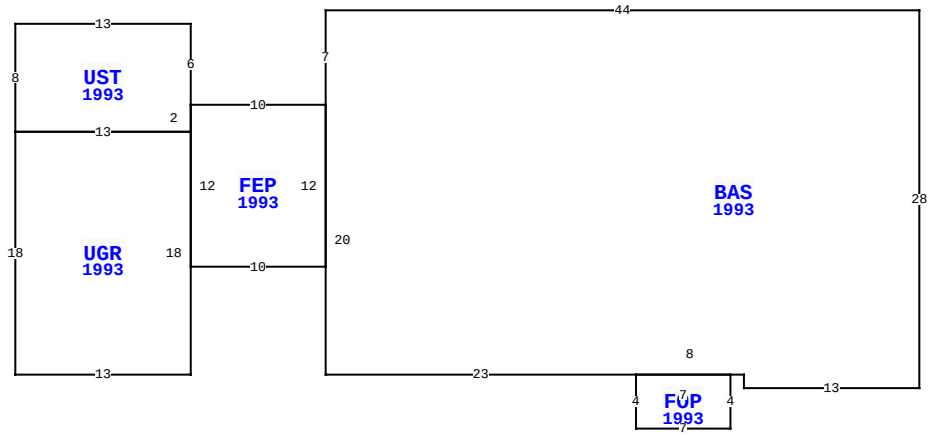
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,201	100	1993	1,201	145,496
FEP	120	80	1993	96	11,630
FOP	28	30	1993	8	969
UGR	234	45	1993	105	12,721
UST	104	45	1993	47	5,693
TOTALS	1,687			1,457	176,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,457	145.5234	145.52	212,023	1952	2005	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2024 Heated Area: 1201 HX Base Yr 2024



37199 W FIRST 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		176,509
TOTAL MARKET OB/XF VALUE		530
TOTAL LAND VALUE - MARKET		73,500
TOTAL MARKET VALUE		250,539
SOH/AGL Deduction		11,059
ASSESSED VALUE		239,480
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		188,758
TOTAL JUST VALUE		250,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9803038	REPAIR/RRF	1,500	03/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2669/1159	9/21/2023	WD	Q	I	05	289,900
GRANTOR: DREAM 12 PROPERTIES L						
GRANTEE: SWEAT NATHAN W & KE						
2650/100	6/12/2023	WD	U	I	11	100
GRANTOR: CREWS KATHY LIGHTSEY						
GRANTEE: DREAM 12 PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S7 FEP=[YR=1993] W10 UST=[YR=1993] N6 W13 S8 UGR=[YR=1993] S18 E13 N18 W13$ E13 N2$ S12 E10 N12$S20 E23 FOP=[YR=1993] S4 E7 N4 W7$ E8 S1 E13 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	100	0	0	408.00	SF	6.50	6.50	100	1960	1960	3	20	530	

LAND DESCRIPTION

TOTAL OB/XF 530

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	210.00	210.00	210.00	FF		1.00	1.00	1.00	350.00	350.00	73,500							

REVIEW DATE 04/04/2024 BY WWX Total Acres: 0.00 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 07/30/2025 BY SYS