

BLOCK 52 LOT E1/2 OF 4
IN OR 2216/1732
TOWN OF HILLIARD

SHELDON AMANDA K
37255 W 1ST ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0052-0041



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	6001.00
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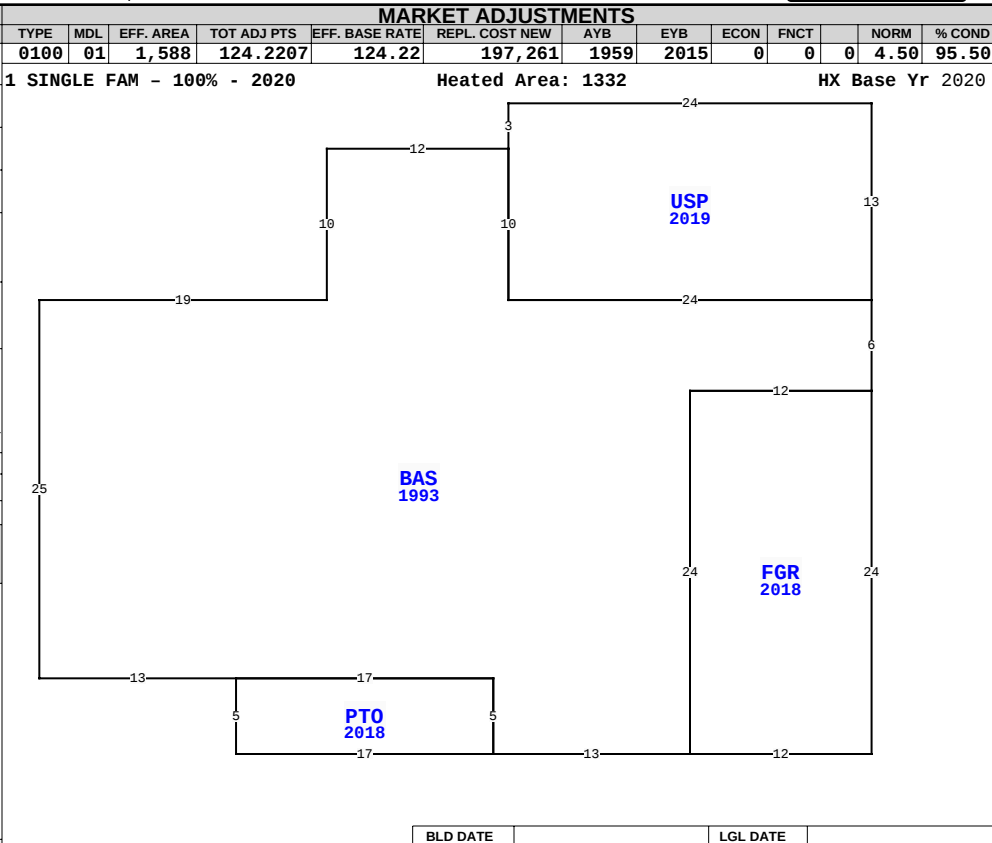
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100	1993	1,332	158,015
FGR	288	55	2018	158	18,744
PTO	85	5	2018	4	475
USP	312	30	2019	94	11,152

TOTALS	2,017			1,588	188,384
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	36	12	432.00	SF	6.50
3	0801	ASPHALT A	0	100	27	12	324.00	SF	3.00
4	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	105.00	210.00	105.00

REVIEW DATE	09/27/2019	BY	TW
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37255 W FIRST ST, HILLIARD

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF										3,372		
LOC	LOC	FRONT	DEPTH	TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ UNIT	LA
ZONE	ZONE			LND UTS	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL
06	R-2	105.00	210.00	105.00	FF		1.00	1.00	1.00	350.00	350.00	

Total Acres: 0.00	Total Land Value: 36,750	Market: 0	Agricultural: 0	Common: 36,750
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
3									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					188,384				
TOTAL MARKET OB/XF VALUE					3,372				
TOTAL LAND VALUE - MARKET					36,750				
TOTAL MARKET VALUE					228,506				
SOH/AGL Deduction					118,719				
ASSESSED VALUE					109,787				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					59,065				
TOTAL JUST VALUE					228,506				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					214,904				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190108	ADDITION	0	05/07/2019
20170189	REMODEL	0	10/31/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2216/1732	8/01/2018	WD	Q	I	01	160,000	
GRANTOR: MCG HOMES LLC							
GRANTEE: SHELDON AMANDA K							
2145/1002	9/05/2017	WD	Q	I	01	60,000	
GRANTOR: GOODWIN JAMES W & HAR							
GRANTEE: MCG HOMES LLC							
BUILDING NOTES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=2019] W24 S3 BAS=[YR=1993] W12 S10 W19 S25 E13									
PTO=[YR=2018] S5 E17 N5 W17\$ E17 S5 E13 FGR=[YR=2018] E12 N24									
W12 S24\$ N24 E12 N6 W24 N10\$ S10 E24 N13\$.									