BLOCK 53 N1/2 OF W160' OF LOT2
TOWN OF HILLIARD

ROBERTS KYLE
37177 OXFORD STREET
HILLIARD, FL 32046

2025

08-3N-24-2380-0053-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

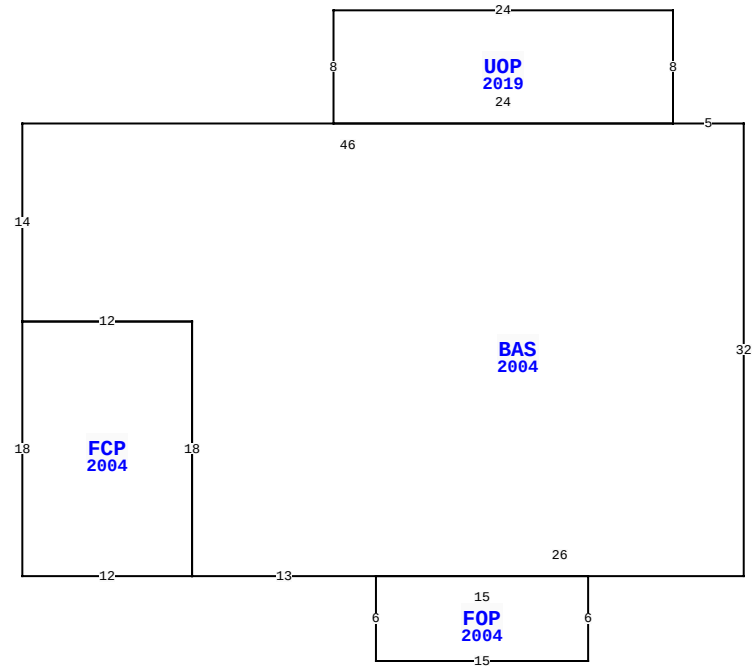
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,416	100	2004	1,416	150,950
FCP	216	25	2004	54	5,756
FOP	90	30	2004	27	2,878
UOP	192	20	2019	38	4,051
TOTALS	1,914			1,535	163,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,535	118.1160	118.12	181,314	2004	2004	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2023 Heated Area: 1416 HX Base Yr 2023



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

37177 OXFORD ST, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,636
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		34,178
TOTAL MARKET VALUE		197,814
SOH/AGL Deduction		8,079
ASSESSED VALUE		189,735
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		134,013
TOTAL JUST VALUE		197,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210188	NEW ROOF	0	09/02/2021
1693	NEW CONSTR	62,655	02/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/1405	5/05/2022	WD	U	I	11	20,000
GRANTOR: VENNARD JOSEPH C & LI						
GRANTEE: ROBERTS KYLE						
2560/1653	5/05/2022	WD	U	I	39	276,000
GRANTOR: VENNARD JOSEPH C & LI						
GRANTEE: ROBERTS KYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W5 UOP=[YR=2019] N8 W24 S8 E24$ W46 S14
FCP=[YR=2004] S18 E12 N18 W12$ E12 S18 E13 FOP=[YR=2004] S6
E15 N6 W15$ E26 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	105.00	160.00	105.00	FF	4	0.93	1.00	0.93	350.00	325.50	34,178							

REVIEW DATE 03/17/2022 BY TWHS Total Acres: 0.00 Total Land Value: 34,178 Market: 0 Agricultural: 0 Common: 34,178 PRINTED 07/30/2025 BY SYS