

BLOCK 53 S1/2 OF W160' OF LOT2
IN OR 1741/1610
TOWN OF HILLIARD

BENSON DEBORAH P
PO BOX 686
HILLIARD, FL 32046-0686

2025

08-3N-24-2380-0053-0023



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

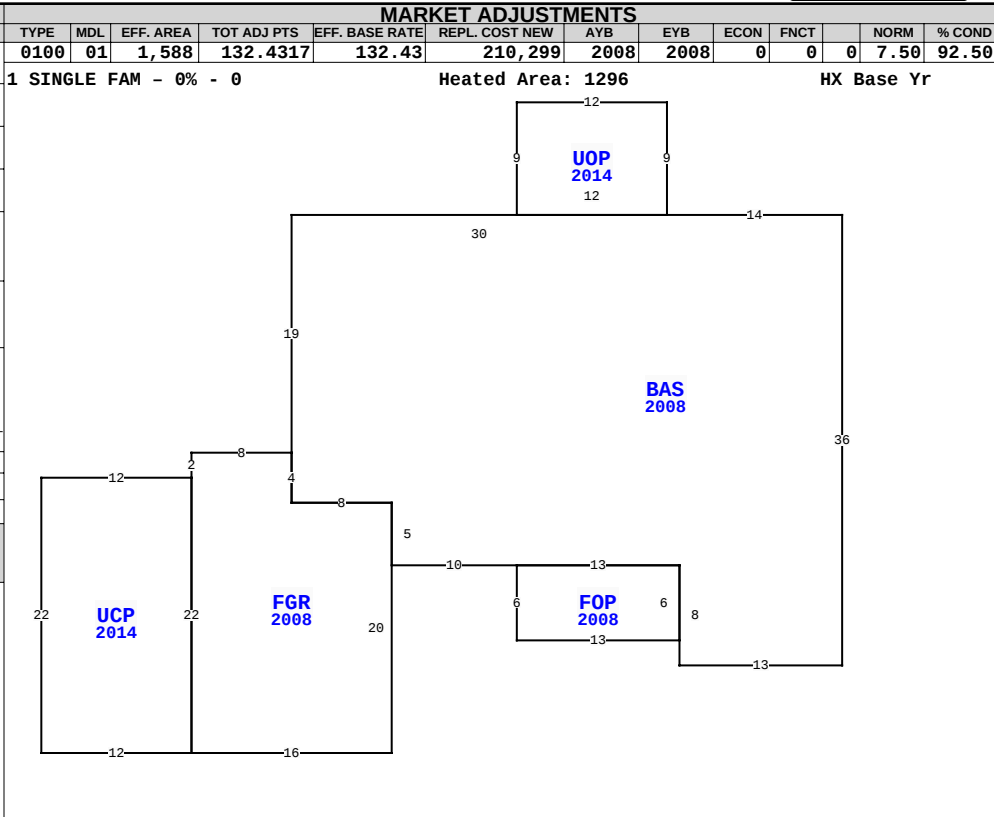
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2008	1,296	158,757
FGR	352	55	2008	194	23,764
FOP	78	30	2008	23	2,818
UCP	264	20	2014	53	6,493
UOP	108	20	2014	22	2,695

TOTALS	2,098			1,588	194,527
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	955.00	SF	5.20
2	0510	GARAGE WD-	0	0	25	24	600.00	SF	35.00
3	0811	CONCRETE B	0	0	24	24	576.00	SF	5.20
4	0351	CARPORT MT	0	0	10	24	240.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-2	105.00	160.00	105.00

REVIEW DATE	06/05/2020	BY	TWA
-------------	------------	----	-----



37388 W FIRST ST, HILLIARD	BLD DATE	12/18/2008	JH	LGL DATE	
	XF DATE			LAND DATE	05/08/2025
	INC DATE			AG DATE	MLU

L N	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	0811	CONCRETE B	0	0	0	0	955.00	SF	5.20	5.20	100	2011	2011	3	91	4,519	
2	0510	GARAGE WD-	0	0	25	24	600.00	SF	35.00	35.00	100	2014	2014	3	71	14,910	
3	0811	CONCRETE B	0	0	24	24	576.00	SF	5.20	5.20	100	2014	2014	3	94	2,815	
4	0351	CARPORT MT	0	0	10	24	240.00	SF	10.00	10.00	100	2014	2014	3	60	1,440	

TOTAL OB/XF										23,684							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0	0006	R-2	105.00	160.00	105.00	FF	4	0.93	1.00	0.93	350.00	325.50	34,178

Total Acres:	0.00	Total Land Value:	34,178	Market:	0	Agricultural:	0	Common:	34,178
--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		194,527	
TOTAL MARKET OB/XF VALUE		23,684	
TOTAL LAND VALUE - MARKET		34,178	
TOTAL MARKET VALUE		252,389	
SOH/AGL Deduction		10,328	
ASSESSED VALUE		242,061	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		242,061	
TOTAL JUST VALUE		252,389	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		239,820	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014123	XFOB	10,000	09/19/2014
B0808107	NEW CONSTR	62,700	07/09/2008
E0808106	ELEC OTHER	0	07/09/2008
M0808104	H/AC	0	07/09/2008
P0808105	OTHER	0	07/09/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1741/1610	6/02/2011	WD	U	I	11	95,000	
GRANTOR: CITIZENS STATE BANK							
GRANTEE: BENSON JOSEPH E & D							
1702/0685	10/01/2010	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: CITIZENS STATE BANK							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2008] W14 UOP=[YR=2014] N9 W12 S9 E12\$ W30 S19									
FGR=[YR=2008] W8 S2 UCP=[YR=2014] W12 S22 E12 N22\$ S22 E16									
N20W8N4\$S4E8S5E10FOP=[YR=2008] S6E13N6W13\$E13S8E13N36\$.									