BLOCK 58 W1/2 OF LOT 1 &
PT OF LOT 2
IN OR 1374/815 & OR 1974/1648

HERRING W DANIEL & LYNDA R
37204 WEST THIRD STREET
HILLIARD, FL 32046

2025

08-3N-24-2380-0058-0021

BUILDING CHARACTERISTICS

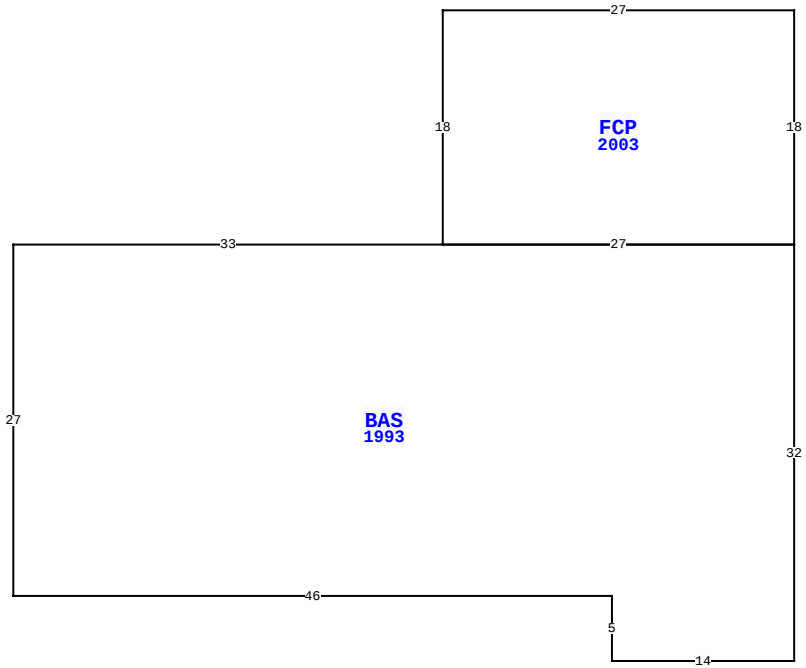
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,690	100	1993	1,690	131,991
FCP	486	25	2003	122	9,528
TOTALS	2,176			1,812	141,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	106.9000	106.90	193,703	1960	1965	0	0	0	26.94	73.06

1 SINGLE FAM – 100% - 2007 Heated Area: 1690 HX Base Yr 2007



37204 W THIRD ST, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,519
TOTAL MARKET OB/XF VALUE		5,583
TOTAL LAND VALUE - MARKET		64,575
TOTAL MARKET VALUE		211,677
SOH/AGL Deduction		114,177
ASSESSED VALUE		97,500
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,778
TOTAL JUST VALUE		211,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210167	NEW ROOF	0	08/17/2021
0303029	REPAIR/RRF	2,500	03/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1374/0815	12/15/2005	WD	Q	I		112,000
GRANTOR: ARMSTRONG VIVIAN W						
GRANTEE: HERRING W DANIEL &						
0607/0770	9/14/1990	QC	Q	I	01	100
GRANTOR: ARMSTRONG RICHARD R						
GRANTEE: ARMSTRONG VIVIAN W						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2003] W27 S18 BAS=[YR=1993] W33 S27 E46 S5 E14 N32 W27$ E27 N18$.

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	0510	GARAGE WD-	0	100	20	32	640.00	SF	35.00	35.00	100	1982	1982	3	20	4,480	
2	0681	POLE SHED	0	100	9	8	72.00	SF	15.00	15.00	100	1990	1990	3	20	216	
3	0810	CONCRETE A	0	100	0	0	126.00	SF	6.50	6.50	100	1990	1990	3	57	467	
4	0681	POLE SHED	0	100	20	7	140.00	SF	15.00	15.00	100	1990	1990	3	20	420	

LAND DESCRIPTION

TOTAL OB/XF 5,583

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	100.00	150.00	100.00	FF	4	0.90	1.00	0.90	350.00	315.00	31,500							
2	000100	C	RES	100	0006	R-2	105.00	150.00	105.00	FF	4	0.90	1.00	0.90	350.00	315.00	33,075							

REVIEW DATE 11/09/2021 BY TWX Total Acres: 0.00 Total Land Value: 64,575 Market: 0 Agricultural: 0 Common: 64,575 PRINTED 07/30/2025 BY SYS