BLOCK 58 LOT 3
IN OR 1105/711-714
TOWN OF HILLIARD

ARMSTRONG VIVIAN H L/E/
37390 OXFORD ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0058-0030

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

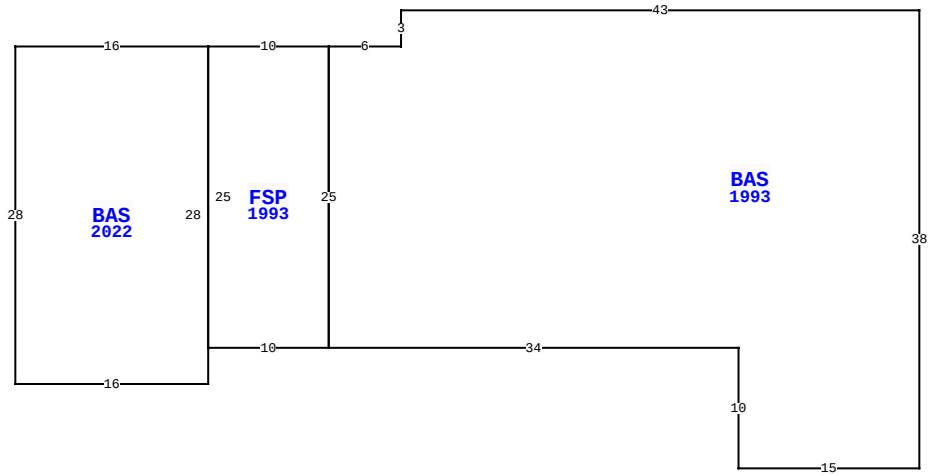
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1993	1,504	138,789
BAS	448	100	2022	448	41,342
FSP	250	40	1993	100	9,228
TOTALS	2,202			2,052	189,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,052	115.3460	115.35	236,698	1939	1973	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1952 HX Base Yr 2006



37390 OXFORD 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		189,358
TOTAL MARKET OB/XF VALUE		1,794
TOTAL LAND VALUE - MARKET		73,500
TOTAL MARKET VALUE		264,652
SOH/AGL Deduction		98,713
ASSESSED VALUE		165,939
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		110,217
TOTAL JUST VALUE		264,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230008	REPAIR/RRF	0	01/17/2023
20220082	ADDITION	0	03/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2783/1260	4/10/2025	QC	U	I	11	100
GRANTOR: ARMSTRONG VIVIAN WYNE						
GRANTEE: COCHRANE MELISSA AN						
1105/0713	1/06/2003	WD	Q	I	06	21,000
GRANTOR: HIGGINBOTHAM RICHARD						
GRANTEE: ARMSTRONG VIVIAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 S3 W6 FSP=[YR=1993] W10 BAS=[YR=2022] W16 S28 E16 N28$ S25 E10 N25$ S25 E34 S10 E15 N38$.

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	0812	CONCRETE C	0	100	0	0	1,125.00	SF	2.68	2.68	100	1991	1991	3	59.5	1,794	

LAND DESCRIPTION

TOTAL OB/XF 1,794

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 01/06/2023 BY WWA Total Acres: 0.00 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 07/30/2025 BY SYS