BLOCK 67 LOT E1/2 OF 3
LOT 4 LESS LINCOLN SUB
IN OR 1244/537

GORDON JACKIE L
P O BOX 1347
HILLIARD, FL 32046

2025

08-3N-24-2380-0067-0031

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 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

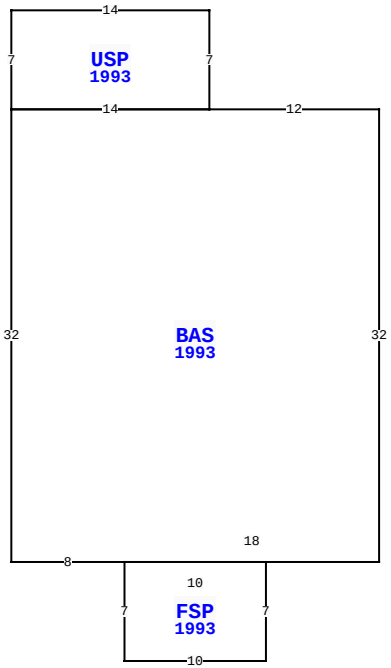
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	1993	832	76,907
FSP	70	40	1993	28	2,588
USP	98	30	1993	29	2,681
TOTALS	1,000			889	82,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	889	116.6400	116.64	103,693	1960	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 100% - 2016 Heated Area: 832 HX Base Yr 2016



37988 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		82,177
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,965
TOTAL MARKET VALUE		124,142
SOH/AGL Deduction		50,296
ASSESSED VALUE		73,846
TOTAL EXEMPTION VALUE	HX HB VX	53,846
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		124,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01009	OTHER	0	03/01/2001
87-713	N/A	2,000	01/27/1987
87-695	N/A	20,000	01/05/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 USP=[YR=1993] N7 W14 S7 E14$ W14S32 E8
FSP=[YR=1993] S7 E10 N7 W10$ E18 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-3	110.00	315.00	110.00	FF	4	1.09	1.00	1.09	350.00	381.50	41,965							

REVIEW DATE 04/29/2020 BY TWA Total Acres: 0.00 Total Land Value: 41,965 Market: 0 Agricultural: 0 Common: 41,965 PRINTED 07/30/2025 BY SYS