BLOCK 67 LOT W1/2 OF 3
N 1/2 OF LOTS 1 & 2
(LESS LINCOLN SUB)

MELTON STACEY LYNN & JOSEPH G GREGORY
37980 OXFORD ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0067-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

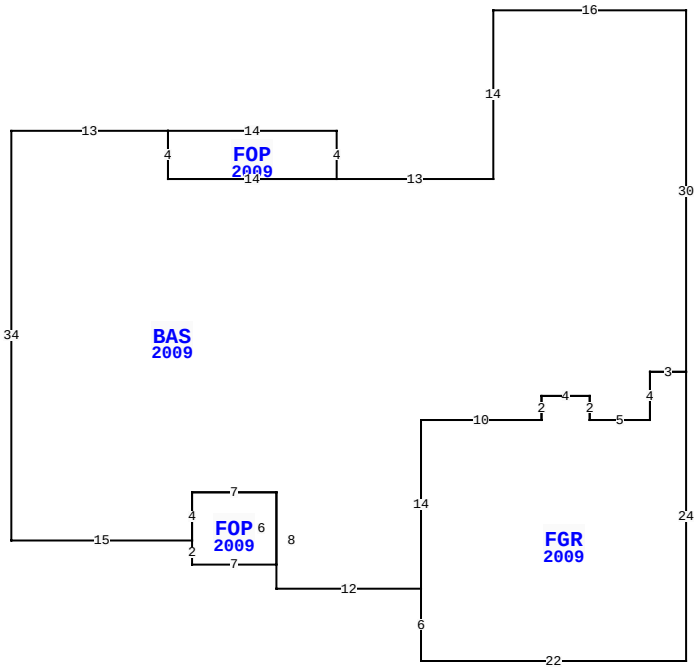
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	2009	1,736	196,515
FGR	460	55	2009	253	28,639
FOP	42	30	2009	13	1,471
FOP	56	30	2009	17	1,924
TOTALS	2,294			2,019	228,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,019	121.7160	121.72	245,753	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2010 Heated Area: 1736 HX Base Yr 2010



37980 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		228,550
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		71,155
TOTAL MARKET VALUE		299,705
SOH/AGL Deduction		167,059
ASSESSED VALUE		132,646
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,924
TOTAL JUST VALUE		299,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0901004	NEW CONSTR	162,000	01/12/2009
B0901005	XFOB	0	01/12/2009
E0901006	ELEC OTHER	0	01/12/2009
M0901007	H/AC	0	12/30/2008
P0901008	OTHER	0	12/30/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/0947	7/30/2007	WD	U	V	24	15,000

GRANTOR: THOMPSON CHRISTINA G

GRANTEE: MELTON STACEY LYNN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 S14 W13 FOP=[YR=2009] N4 W14 S4 E14$ W14 N4 W13 S34 E15 FOP=[YR=2009] S2 E7 N6 W7 S4$ N4 E7 S8 E12 FGR=[YR=2009] S6 E22 N24 W3 S4 W5 N2 W4 S2 W10 S14$ N14 E10 N2 E4 S2 E5 N4 E3 N30$.

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	105.00	420.00	105.00	FF	4	1.14	1.00	1.14	350.00	399.00	41,895							
2	000100	C	RES	100	0006	R-3	110.00	105.00	110.00	FF	4	0.76	1.00	0.76	350.00	266.00	29,260							

REVIEW DATE 11/05/2019 BY TWA Total Acres: 0.00 Total Land Value: 71,155 Market: 0 Agricultural: 0 Common: 71,155 PRINTED 07/30/2025 BY SYS