BLOCK 70 PT OF LOT 2
TOWN OF HILLIARD

HUMPHREY BETTY A
37395 W 7TH ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0070-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SEVENTH ST, HILLIARD

BLD DATE	08/15/2008 JH	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	0
TOTAL MARKET OB/XF VALUE	2,801
TOTAL LAND VALUE - MARKET	66,675
TOTAL MARKET VALUE	69,476
SOH/AGL Deduction	3,395
ASSESSED VALUE	66,081
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,081
TOTAL JUST VALUE	69,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/0782	1/24/2023	QC	U	I	11	100
GRANTOR: HUMPHREY MARY L						
GRANTEE: HUMPHREY BETTY A						
2522/1747	12/15/2021	QC	U	V	11	100
GRANTOR: JONES JUANITA ROSS ET						
GRANTEE: HUMPHREY MARY L						

BUILDING NOTES

BUILDING DIMENSIONS

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	0811	CONCRETE B	0	0	35	27	945.00	SF	5.20	5.20	100	1990	1990	3	57	2,801	

LAND DESCRIPTION

TOTAL OB/XF 2,801

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	0	0005	R-3	75.00	101.00	75.00	FF	4	0.74	1.00	0.74	350.00	259.00	19,425							
2	000100	C	RES	0	0005	R-3	135.00	210.00	135.00	FF		1.00	1.00	1.00	350.00	350.00	47,250							

REVIEW DATE 03/15/2023 BY KWX Total Acres: 0.00 Total Land Value: 66,675 Market: 0 Agricultural: 0 Common: 66,675 PRINTED 07/30/2025 BY SYS