BLOCK 73 E1/2 OF LOT 2
IN OR 80 PG 367
TOWN OF HILLIARD

ANDERSON MARGUERITE
37485 WEST 6TH STREET
HILLIARD, FL 32046-8836

**2025**

**08-3N-24-2380-0073-0021**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 5 100 |
| 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 |

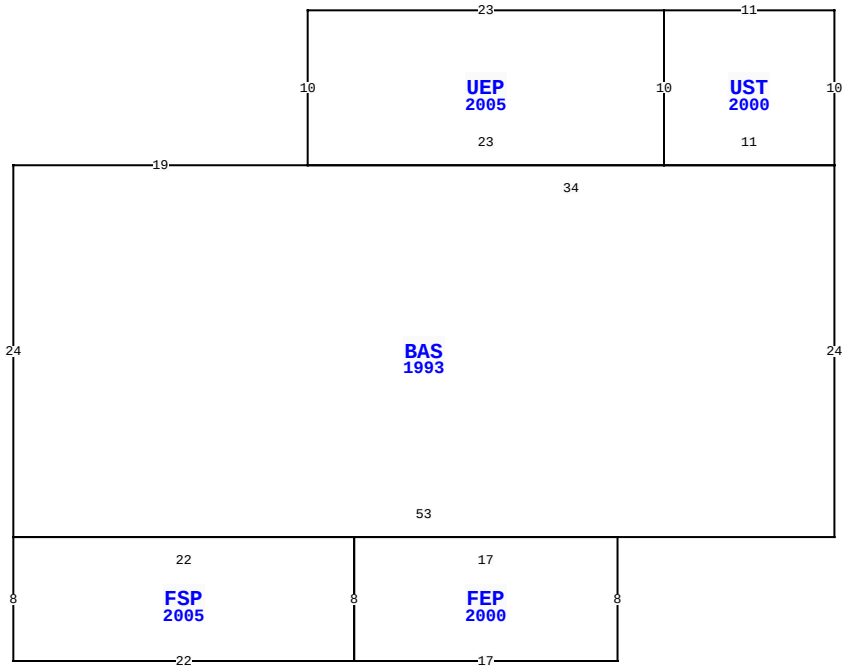
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,272 | 100 | 1993 | 1,272 | 85,579 |
| FEP | 136 | 80 | 2000 | 109 | 7,333 |
| FSP | 176 | 40 | 2005 | 70 | 4,710 |
| UEP | 230 | 60 | 2005 | 138 | 9,285 |
| UST | 110 | 45 | 2000 | 50 | 3,364 |
| TOTALS | 1,924 | | | 1,639 | 110,271 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,639 | 98.9400 | 98.94 | 162,163 | 1960 | 1965 | 0 | 0 | 10 | 22.00 | 68.00 |

1 SINGLE FAM – 100% - 0 Heated Area: 1272 HX Base Yr




37485 W SIXTH ST, HILLIARD

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 110,271 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 36,750 |
| TOTAL MARKET VALUE | | 147,021 |
| SOH/AGL Deduction | | 96,159 |
| ASSESSED VALUE | | 50,862 |
| TOTAL EXEMPTION VALUE | HX HB | 25,862 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 147,021 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 136,639 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20220161 | XFOB | 0 | 05/10/2022 |
| 20210024 | NEW ROOF | 7,500 | 02/16/2021 |

## SALES DATA

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

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=2000] W11 UEP=[YR=2005] W23 S10 BAS=[YR=1993] W19 S24 FSP=[YR=2005] S8 E22 FEP=[YR=2000] E17 N8 W17 S8 $ N8 W22 $ E53 N24 W34 $ E23 N10 $ S10 E11 N10 $ .

## 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 | 210.00 | 105.00 | FF | | 1.00 | 1.00 | 1.00 | 350.00 | 350.00 | 36,750 | | | | | | | |

REVIEW DATE 04/29/2021 BY TWJH Total Acres: 0.00 Total Land Value: 36,750 Market: 0 Agricultural: 0 Common: 36,750 PRINTED 07/30/2025 BY SYS