

BLOCK 75 PT OF LOT 3
 IN OR 979/700
 EX PT OF OR 238/692

FORD ORMOND L/BROWN-FORD EUGENIA
 37485 W 6TH ST
 HILLIARD, FL 32046-8836

2025

08-3N-24-2380-0075-0033



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 15,435 TOTAL MARKET VALUE 15,435 SOH/AGL Deduction 3,713 ASSESSED VALUE 11,722 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,722 TOTAL JUST VALUE 15,435 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 13,230										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 06																											
NEIGHBORHOOD/LOC 6001.00																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 0979/0700 4/04/2001 WD Q V 1,000 GRANTOR: MORE A R GRANTEE: FORD ORMOND & EUGEN 0229/0602 1/01/1976 CD Q V 400 GRANTOR: GRANTEE:											
TOTALS																BUILDING NOTES											
EXTRA FEATURES						37504 W SIXTH ST, HILLIARD										BUILDING DIMENSIONS											
L N	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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	R-3	70.00	77.00	70.00	FF	4	0.63	1.00	0.63	350.00	220.50	15,435										
REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 15,435 Market: 0 Agricultural: 0 Common: 15,435 PRINTED 07/30/2025 BY SYS																											