BLOCK 76 LOT 1
TOWN OF HILLIARD

BUCHANAN HOLLAND HUCKS & ELIZABETH
PO BOX 486
HILLIARD, FL 32046

2025

08-3N-24-2380-0076-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

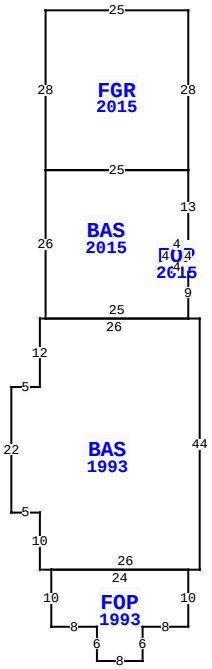
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,342	100	1993	1,342	111,698
BAS	634	100	2015	634	52,769
FGR	700	55	2015	385	32,044
FOP	288	30	1993	86	7,158
FOP	16	30	2015	5	417
TOTALS	2,980			2,452	204,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,452	97.9200	97.92	240,100	1944	1992	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1976 HX Base Yr 2025



37176 FOURTH 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		255,767
TOTAL MARKET OB/XF VALUE		13,756
TOTAL LAND VALUE - MARKET		73,500
TOTAL MARKET VALUE		343,023
SOH/AGL Deduction		0
ASSESSED VALUE		343,023
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,301
TOTAL JUST VALUE		343,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190069	REPAIR/RRF	0	04/02/2019
20150073	H/AC	0	07/22/2015
0606195	REPAIR/RRF	7,500	06/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/443	1/09/2025	WD	U	I	19	280,000
GRANTOR: BUCHANAN FAMILY TRUST						
GRANTEE: BUCHANAN HOLLAND HU						
2536/0288	2/03/2022	WD	U	I	11	100
GRANTOR: BUCHANAN DAVID WALKER						
GRANTEE: BUCHANAN FAMILY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 BAS=[YR=2015] N9 FOP=[YR=2015] N4 W4 S4 E4$ W4 N4 E4 N13 FGR=[YR=2015] N28 W25 S28 E25$ W25 S26 E25$ W26 S12 W5 S22 E5 S10 E2 FOP=[YR=1993] S10 E8 S6 E8 N6 E8 N10 W24$ E26 N44$.

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	0810	CONCRETE A	0	100	0	0	243.00	SF	6.50	6.50	100	1960	1960	3	20	316	
2	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2012	2012	3	64	13,440	

LAND DESCRIPTION

TOTAL OB/XF 13,756

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	210.00	210.00	210.00	FF		1.00	1.00	1.00	350.00	350.00	73,500							

REVIEW DATE 09/27/2019 BY TWX Total Acres: 0.00 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

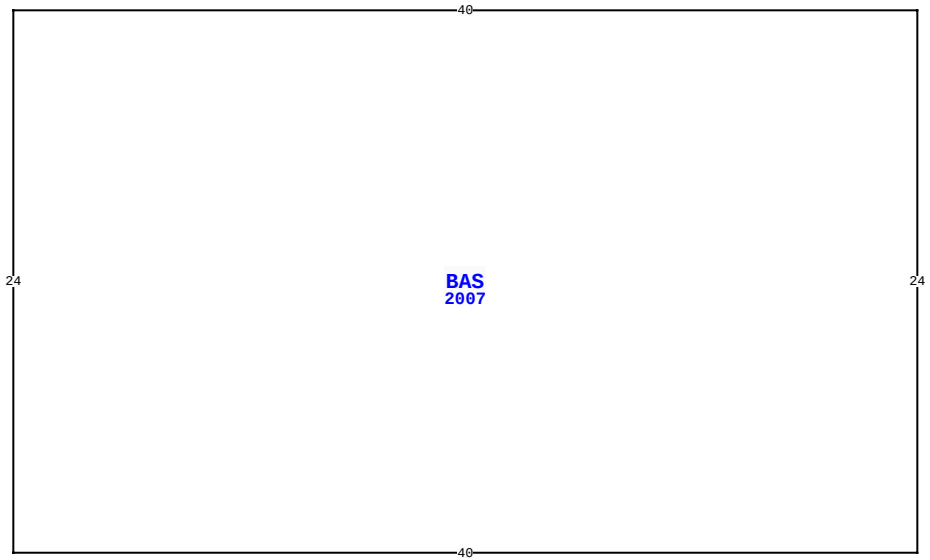
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2007	960	51,682
TOTALS	960			960	51,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	121.8000	103.53	99,389	1999	2004	0	0	0	48.00	52.00

2 M/H 94+ – 0% - 2025 Heated Area: 960 HX Base Yr 2025



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GRANTOR: BUCHANAN DAVID WALKER						
GRANTEE: BUCHANAN FAMILY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S24 E40 N24$.

EXTRA FEATURES

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

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