

BLOCK 78 MIDDLE 1/3 OF 2 (S-2)  
& W1/3 OF LOT 2 (S-3)  
TOWN OF HILLIARD

REINER HOWARD & CHERI  
37251 NEW OAK ST  
HILLIARD, FL 32046

2025

08-3N-24-2380-0078-0022



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 10  | ABOVE AVG 90   |
| Exterior Wall            | 20  | FACE BRICK 10  |
| Roof Structure           | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 12  | HARDWOOD 80    |
| Interior Floor           | 11  | CLAY TILE 20   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 5   | 100            |
| Bathrooms                | 4.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 2.  | 2. 100         |
| Units                    | 0   | 100            |
| Occupancy                | 00  | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| 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       | 3,091            | 100         | 2007 | 3,091        | 329,027              |
| FEP       | 474              | 80          | 2020 | 379          | 40,343               |
| FGR       | 529              | 55          | 2020 | 291          | 30,976               |
| FOP       | 210              | 30          | 2007 | 63           | 6,707                |
| FST       | 240              | 55          | 2007 | 132          | 14,051               |
| FUS       | 1,252            | 100         | 2007 | 1,252        | 133,271              |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 5,796 |  |  | 5,208 | 554,375 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |   |          |    |          |       |
|----------------|------------|-------------|---------|-----|---|----------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS    | UT | Adj R    | NOTES |
| 1              | 0812       | CONCRETE C  | 0       | 100 | 0 | 2,187.00 | UT | 4.00     |       |
| 2              | 0504       | FP-ELECTRI  | 0       | 100 | 0 | 1.00     | UT | 2,000.00 |       |
| 3              | 0812       | CONCRETE C  | 0       | 100 | 0 | 1,860.00 | SF | 4.00     |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0006 | R-2      | 140.00 | 150.00 | 140.00      |

| MARKET ADJUSTMENTS                                           |            |           |             |                |                |      |      |      |      |
|--------------------------------------------------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                         | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0100                                                         | 01         | 5,208     | 116.3085    | 116.31         | 605,742        | 2007 | 2007 | 0    | 0    |
| 1 SINGLE FAM - 100% - 2020 Heated Area: 4343 HX Base Yr 2020 |            |           |             |                |                |      |      |      |      |
|                                                              |            |           |             |                |                |      |      |      |      |
| BLD DATE                                                     | 02/21/2008 | JH        | LGL DATE    | 05/08/2025     | MLU            |      |      |      |      |
| XF DATE                                                      | 02/21/2008 | JH        | LAND DATE   |                |                |      |      |      |      |
| INC DATE                                                     |            |           | AG DATE     |                |                |      |      |      |      |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 16,702      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 2               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 3              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 607,186   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 16,702    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 44,100    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 667,988   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 309,698   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 358,290   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,722    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 307,568   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 667,988   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 634,325   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20210004   | SHED        | 0       | 01/14/2021 |
| 20200096   | CARPORT     | 0       | 04/21/2020 |
| 0707084    | NEW CONSTR  | 308,495 | 07/20/2007 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2317/0090                      | 11/04/2019 | WD           | Q      | I      | 01        | 300,000       |  |
| GRANTOR: BUCHANAN BENJAMIN WAL |            |              |        |        |           |               |  |
| GRANTEE: REINER HOWARD & CHE   |            |              |        |        |           |               |  |
| 1509/0784                      | 7/02/2007  | WD           | Q      | V      | 06        | 1,300         |  |
| GRANTOR: PALMER GLENN A & JULI |            |              |        |        |           |               |  |
| GRANTEE: BUCHANAN BENJAMIN W   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2007] W18 FEP=[YR=2020] W39 S12 E21 S2 E7 N2 E7 U4 R4 N8\$ S8 L4 D4 W7 S2 W7 N2 W21 N12 W12 FGR=[YR=2020] W23 S23 FST=[YR=2007] S12 E20 N12 W20\$ E23 N23\$ S23 W3 S28 FOP=[YR=2007] S5 E42 N5 W42\$ E42 N3 E17 S4 E13 N52\$ PTR=[YR=2007] E20 FUS=[YR=2007] E42 S26 W7 S10 W8 N10 W12 S10 W8 N10 W7 N26\$ W20\$. |  |  |  |  |  |  |  |  |  |

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