BLK 84 W1/2 OF LOT 3
TOWN OF HILLIARD S/D PBK 1/28

ALLEN CASEY & LESLIE
27611 NEW FRONT ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0084-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

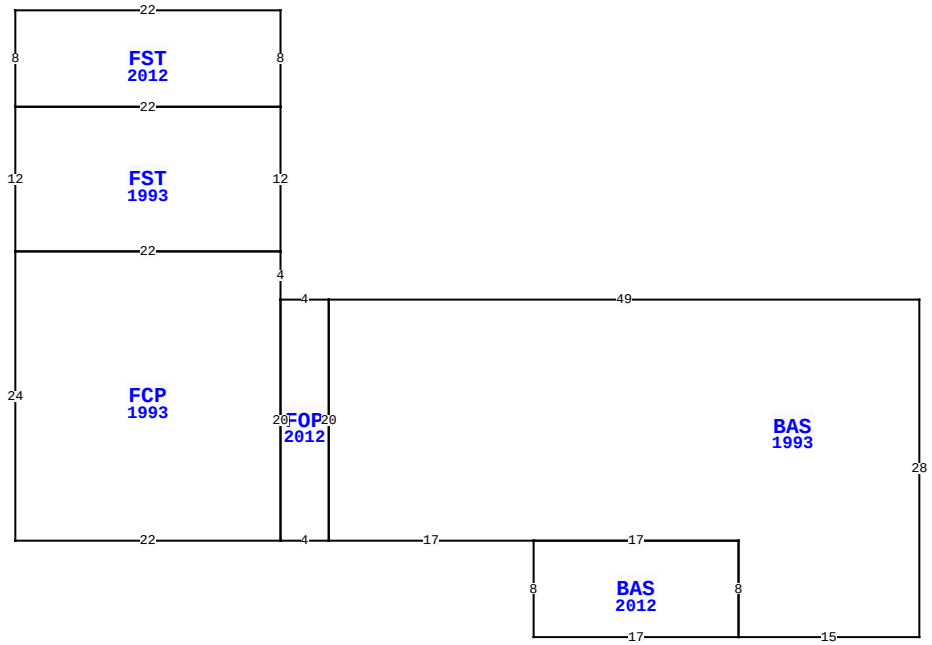
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,100	100	1993	1,100	80,847
BAS	136	100	2012	136	9,996
FCP	528	25	1993	132	9,701
FOP	80	30	2012	24	1,764
FST	264	55	1993	145	10,657
FST	176	55	2012	97	7,129
TOTALS	2,284			1,634	120,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,634	96.3900	96.39	157,501	1958	1958	0	0	0	23.75	76.25

1 SINGLE FAM – 0% - 0 Heated Area: 1236 HX Base Yr



37107 W FIRST 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	120,095
TOTAL MARKET OB/XF VALUE	1,997
TOTAL LAND VALUE - MARKET	36,750
TOTAL MARKET VALUE	158,842
SOH/AGL Deduction	72,017
ASSESSED VALUE	86,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,825
TOTAL JUST VALUE	158,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9004033	CARPORT	9,650	04/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2443/0299	3/16/2021	WD	Q	I	02	70,000
GRANTOR: WILKIE CAROLYN C						
GRANTEE: ALLEN CASEY & LESLI						
2084/0915	11/14/2016	QC	U	I	11	100
GRANTOR: WILKIE CAROLYN COONER						
GRANTEE: WILKIE CAROLYN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 FOP=[YR=2012] W4 FCP=[YR=1993] N4
FST=[YR=1993] N12 FST=[YR=2012] N8 W22 S8 E22$W22 S12 E22$
W22 S24 E22 N20$ S20 E4 N20$ S20 E17 BAS=[YR=2012] S8 E17 N8
W17$ E17 S8 E15 N28$.

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	0812	CONCRETE C	0	0	0	0	876.00	SF	4.00	4.00	100	1990	1990	3	57	1,997	

LAND DESCRIPTION

TOTAL OB/XF 1,997

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	0006	R-2	105.00	210.00	105.00	FF		1.00	1.00	1.00	350.00	350.00	36,750							

REVIEW DATE 02/06/2024 BY WWA Total Acres: 0.00 Total Land Value: 36,750 Market: 0 Agricultural: 0 Common: 36,750 PRINTED 07/30/2025 BY SYS