BLK 85 PT OF LOT 4 IN
OR 2560/1124
TOWN OF HILLIARD S/D PBK 1/28

AMOS STACEY
37073 W 1ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0085-0041

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	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

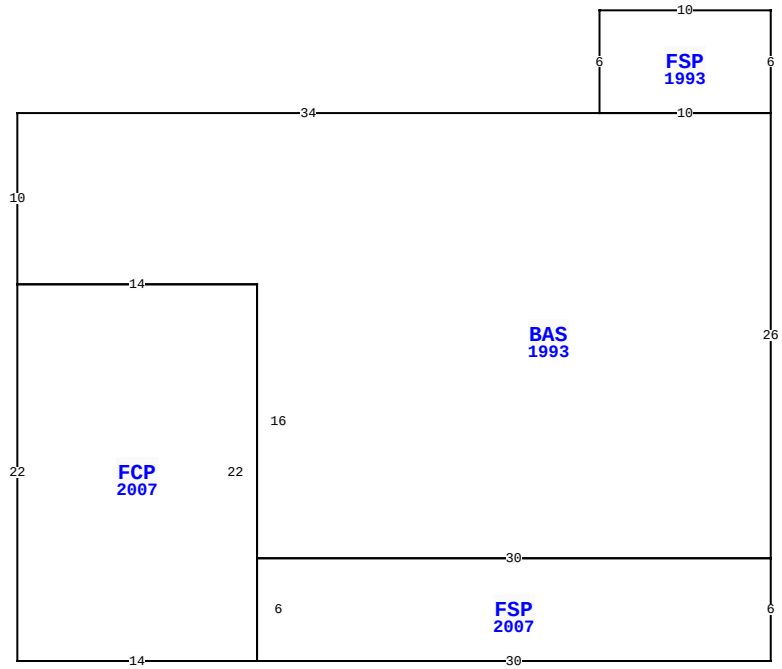
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	1993	920	82,036
FCP	308	25	2007	77	6,866
FSP	60	40	1993	24	2,140
FSP	180	40	2007	72	6,420
TOTALS	1,468			1,093	97,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,093	110.7700	110.77	121,072	1930	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2023 Heated Area: 920 HX Base Yr 2023



37073 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		97,463
TOTAL MARKET OB/XF VALUE		3,804
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		143,267
SOH/AGL Deduction		7,046
ASSESSED VALUE		136,221
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,499
TOTAL JUST VALUE		143,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2560/1124	4/29/2022	WD	Q	I	01	199,000
GRANTOR: ZANDER ERIC						
GRANTEE: AMOS STACEY						
2499/1256	9/21/2021	SW	U	I	18	96,600
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: ZANDER ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W10 S6 BAS=[YR=1993] W34 S10 FCP=[YR=2007] S22 E14 FSP=[YR=2007] E30 N6 W30 S6$ N22 W14$ E14 S16 E30 N26 W10$ E10 N6$.

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	0510	GARAGE WD-	0	100	30	14	420.00	SF	35.00	35.00	100	1955	1955	3	20	2,940	
2	0681	POLE SHED	0	100	20	9	180.00	SF	15.00	15.00	100	2004	2004	3	32	864	

LAND DESCRIPTION

TOTAL OB/XF 3,804

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-2	120.00	210.00	120.00	FF		1.00	1.00	1.00	350.00	350.00	42,000							

REVIEW DATE 01/18/2023 BY WWX Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/30/2025 BY SYS