LOT 3
BUSINESS LOTS S/D OF TOWN OF
HILLIARD PBK 1/28

1881 OCCASIONS REAL ESTATE HOLDING LLC
76853 TIMBERCREEK BLVD
YULEE, FL 32097

2025

08-3N-24-2381-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 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
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

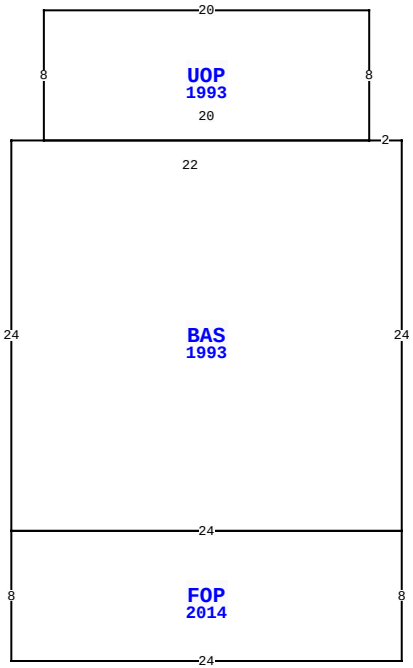
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	1993	576	44,546
FOP	192	30	2014	58	4,486
UOP	160	20	1993	32	2,475
TOTALS	928			666	51,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	666	94.6000	94.60	63,004	1948	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 0% - 2023 Heated Area: 576 HX Base Yr



37085 PECAN ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	51,506
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,400
TOTAL MARKET VALUE	65,906
SOH/AGL Deduction	0
ASSESSED VALUE	65,906
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,906
TOTAL JUST VALUE	65,906
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160044	XFOB	0	04/29/2016
20150068	REPAIR/RRF	0	07/13/2015
20150013	REMODEL	0	04/21/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/1277	6/13/2022	WD	Q	I	05	375,000
GRANTOR: GUYNN GERALD J & DAPH						
GRANTEE: 1881 OCCASIONS REAL						
1765/0564	11/17/2011	WD	U	I	30	100
GRANTOR: GUYNN CLARA N						
GRANTEE: GUYNN GERALD J & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=1993] N8 W20 S8 E20$ W22 S24
FOP=[YR=2014] S8 E24 N8 W24$ E24 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	C-1	- 60.00	80.00	4,800.00	SF		1.00	1.00	1.00	3.00	3.00	14,400							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 07/30/2025 BY SYS