LOT 4
PINE STREET EST OR 2568/1936
ESMT IN OR 2676-1712

BATTE HEIDI
37336 W 7TH ST
HILLIARD, FL 32046

2025

08-3N-24-2385-0004-0000

BUILDING CHARACTERISTICS

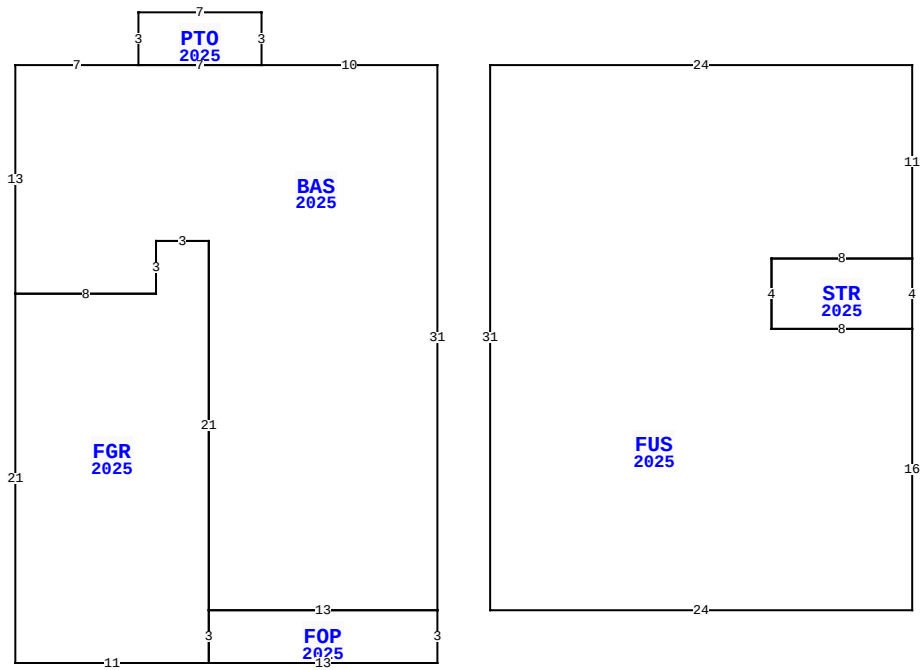
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	537	100	2025	537	74,707
FGR	240	55	2025	132	18,364
FOP	39	30	2025	12	1,669
FUS	712	100	2025	712	99,053
PTO	21	5	2025	1	139
STR	32	10	2025	3	417
TOTALS	1,581			1,397	194,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,397	105.3936	139.12	194,351	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1249 HX Base Yr 2025



37336 W SEVENTH ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		194,351
TOTAL MARKET OB/XF VALUE		3,575
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		221,926
SOH/AGL Deduction		12,983
ASSESSED VALUE		208,943
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,221
TOTAL JUST VALUE		221,926
NCON VALUE		197,926
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		28,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230283	CO ISSUED		06/07/2024
20230283	NEW SFR		08/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2719/1541	6/18/2024	WD	Q	I	01	263,300
GRANTOR: MASON & MAGNOLIA LLC						
GRANTEE: BATTE HEIDI						
2618/1937	2/09/2023	WD	Q	V	01	33,000
GRANTOR: PINE STREET ESTATES I						
GRANTEE: MASON & MAGNOLIA LL						

BUILDING NOTES

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	550.00	SF	6.50	6.50	100	2025	2024		100	3,575	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=41,41] E13 N31 W10 W7 W7 S13 E8 N3 E3 S21 $
FGR=[YR=2025;ORIG=30,23] E8 N3 E3 S21 S3 W11 N21 $
FOP=[YR=2025;ORIG=41,41] E13 S3 W13 N3 $
FUS=[YR=2025;ORIG=81,10] W24 S31 E24 N16 W8 N4 E8 N11 $
STR=[YR=2025;ORIG=73,21] E8 S4 W8 N4 $
PTO=[YR=2025;ORIG=37,7] E7 S3 W7 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,575

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		R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 05/07/2024 BY WW Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS