LOT 5
PINE STREET EST OR 2568/1936
ESMT IN OR 2676-1710

FREY HAROLD KEITH JR
37328 WEST 7TH STREET
HILLIARD, FL 32046

2025

08-3N-24-2385-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

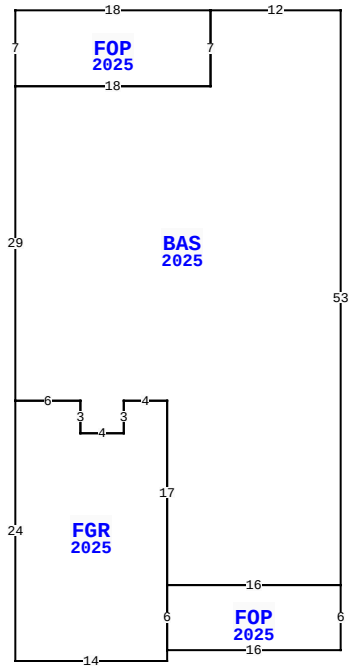
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,238	100	2025	1,238	165,323
FGR	324	55	2025	178	23,770
FOP	96	30	2025	29	3,873
FOP	126	30	2025	38	5,075
TOTALS	1,784			1,483	198,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,483	101.1636	133.54	198,040	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 1238 HX Base Yr



37328 W SEVENTH ST, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	198,040
TOTAL MARKET OB/XF VALUE	3,445
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	225,485
SOH/AGL Deduction	0
ASSESSED VALUE	225,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,485
TOTAL JUST VALUE	225,485
NCON VALUE	201,485
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20240001	NEW SFR		05/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2742/1477	10/08/2024	WD	Q	I	01	265,000
GRANTOR: MASON & MAGNOLIA LLC						
GRANTEE: FREY HAROLD KEITH J						
2618/1939	2/09/2023	WD	Q	V	01	33,000
GRANTOR: PINE STREET ESTATES I						
GRANTEE: MASON & MAGNOLIA LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=80,-10] W12 S7 W18 S29 E6 S3 E4 N3 E4 S17 E16 N53 $
FGR=[YR=2025;ORIG=50,26] E6 S3 E4 N3 E4 S17 S6 S1 W14 N24 $
FOP=[YR=2025;ORIG=50,-10] E18 S7 W18 N7 $
FOP=[YR=2025;ORIG=64,43] E16 S6 W16 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	0810	CONCRETE A	0	0	0	0	530.00	SF	6.50	6.50	100	2025	2024		100	3,445	

LAND DESCRIPTION

TOTAL OB/XF 3,445

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		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 10/01/2024 BY WW Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS