LOT 7
PINE STREET EST OR 2568/1936

MCLEAN JOHN & LEANOR REVOCABLE TRUST/MCLEAN JOHN E
37826 OXFORD ST
HILLIARD, FL 32046

2025

08-3N-24-2385-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

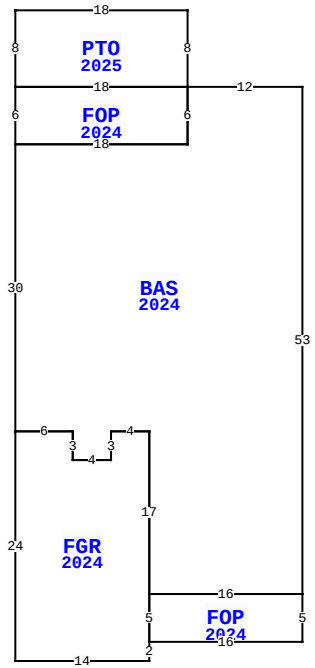
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,256	100	2024	1,256	168,028
FGR	324	55	2024	178	23,813
FOP	80	30	2024	24	3,211
FOP	108	30	2024	32	4,281
PTO	144	5	2025	7	936
TOTALS	1,912			1,497	200,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,497	101.3472	133.78	200,269	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1256 HX Base Yr 2025



37826 OXFORD ST, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		218,781
TOTAL MARKET OB/XF VALUE		7,228
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		250,009
SOH/AGL Deduction		0
ASSESSED VALUE		250,009
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		199,287
TOTAL JUST VALUE		250,009
NCON VALUE		24,024
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230045			02/02/2024
23000045	NEW SFR		04/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/921	7/26/2024	WD	U	I	11	100
GRANTOR: MCLEAN JOHN EVERETT J						
GRANTEE: MCLEAN JOHN & LEANO						
2718/1314	6/13/2024	WD	U	I	11	100
GRANTOR: MCLEAN JOHN EVERETT J						
GRANTEE: MCLEAN JOHN EVERETT						

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	0811	CONCRETE B	0	100	0	0	510.00	SF	5.20	5.20	100	2024	2023		100	2,652	
2	0811	CONCRETE B	0	100	0	0	880.00	SF	5.20	5.20	100	2025	2024		100	4,576	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=123,-7] W12 S6 W18 S30 E6 S3 E4 N3 E4 S17 E16 N53 $
FGR=[YR=2024;ORIG=93,29] S24 E14 N2 N5 N17 W4 S3 W4 N3 W6 $
FOP=[YR=2024;ORIG=93,-7] E18 S6 W18 N6 $
FOP=[YR=2024;ORIG=123,46] W16 S5 E16 N5 $
PTO=[YR=2025;ORIG=93,-7] N8 E18 S8 W18 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,228

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 04/15/2025 BY WWA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	01	Quality Level 01

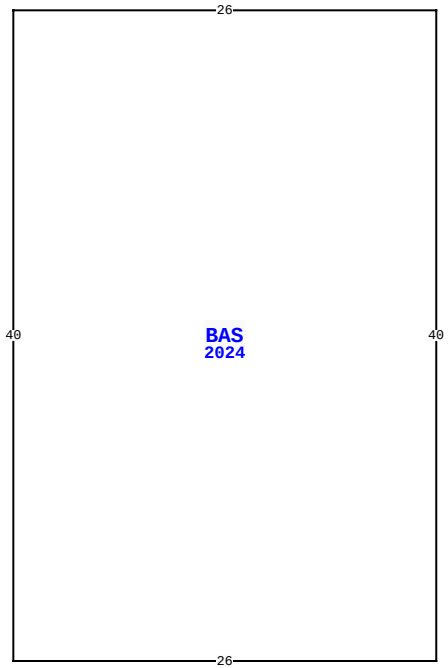
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2024	1,040	18,512
TOTALS	1,040			1,040	18,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	48.6000	17.98	18,699	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 1040 HX Base Yr 2025



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2718/1314	6/13/2024	WD	U	I	11	100
GRANTOR: MCLEAN JOHN EVERETT J						
GRANTEE: MCLEAN JOHN EVERETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E26 S40 W26 N40 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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