LOT 8
PINE STREET EST OR 2568/1936
ESMT IN OR 2648-1705

KRECH HEIDI & CHASE
37818 OXFORD STREET
HILLIARD, FL 32046

2025

08-3N-24-2385-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

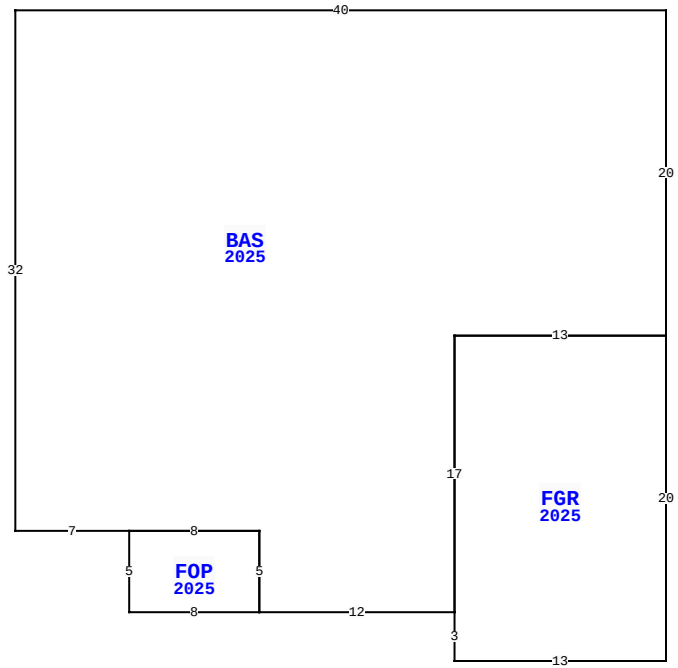
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,184	100	2025	1,184	164,422
FGR	260	55	2025	143	19,858
FOP	40	30	2025	12	1,666
TOTALS	1,484			1,339	185,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,339	105.2064	138.87	185,947	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 1184 HX Base Yr



37818 OXFORD 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	185,947
TOTAL MARKET OB/XF VALUE	3,543
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	213,490
SOH/AGL Deduction	0
ASSESSED VALUE	213,490
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,490
TOTAL JUST VALUE	213,490
NCON VALUE	189,490
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230286	CO ISSUED		04/30/2024
20230286	NEW SFR		09/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/1706	6/17/2025	WD	Q	I	01	275,000
GRANTOR: BURNETTE THOMAS WALKE						
GRANTEE: KRECH HEIDI & CHASE						
2700/1392	3/19/2024	WD	Q	I	01	255,000
GRANTOR: INTACT CONSTRUCTION M						
GRANTEE: BURNETTE THOMAS WAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=100,10] W40 S32 E7 E8 S5 E12 N17 E13 N20 $
FOP=[YR=2025;ORIG=67,42] E8 S5 W8 N5 $
FGR=[YR=2025;ORIG=87,30] E13 S20 W13 N3 N17 $
.

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	545.00	SF	6.50	6.50	100	2025	2024		100	3,543	

LAND DESCRIPTION

TOTAL OB/XF 3,543

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 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