LOT 9
PINE STREET EST OR 2568/1936

COTTON JUSTIN ALLEN/MILLER SIERRA GLYNN
37800 OXFORD ST
HILLIARD, FL 32046

2025

08-3N-24-2385-0009-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01

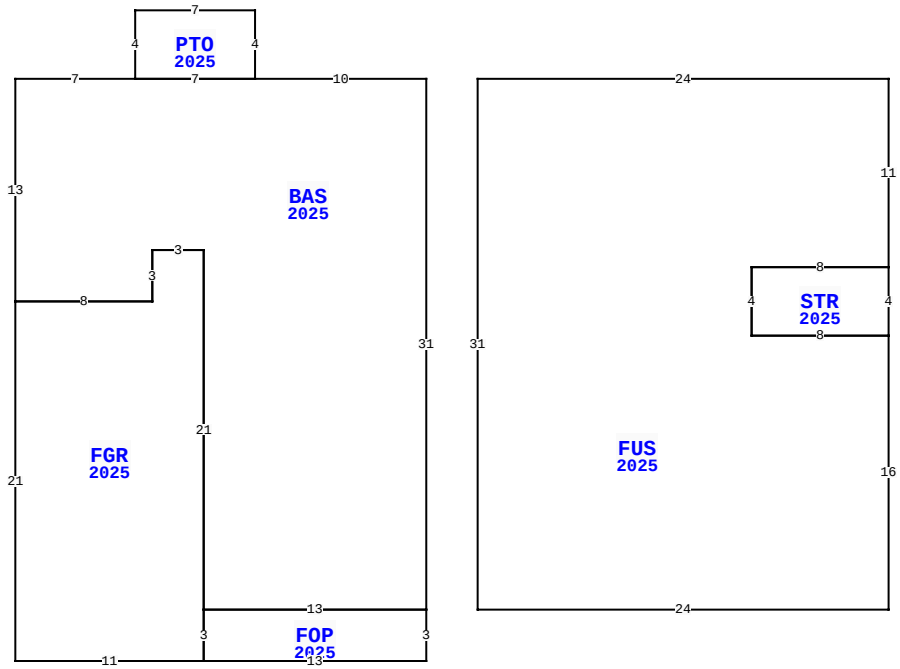
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	537	100	2025	537	74,573
FGR	240	55	2025	132	18,331
FOP	39	30	2025	12	1,666
FUS	712	100	2025	712	98,875
PTO	28	5	2025	1	139
STR	32	10	2025	3	417
TOTALS	1,588			1,397	194,001

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	105.2064	138.87	194,001	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 1249 HX Base Yr



37800 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	194,001
TOTAL MARKET OB/XF VALUE	4,973
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	222,974
SOH/AGL Deduction	0
ASSESSED VALUE	222,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,974
TOTAL JUST VALUE	222,974
NCON VALUE	198,974
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20240160	NEW SFR		06/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2751/318	11/18/2024	WD	Q	I	01	269,000
GRANTOR: INTACT CONSTRUCTION M						
GRANTEE: COTTON JUSTIN ALLEN						
2604/0836	11/18/2022	WD	Q	V	01	30,000
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: INTACT CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=10,0] E24 S11 W8 S4 E8 S16 W24 N31 $
BAS=[YR=2025;ORIG=7,0] W10 W7 W7 S13 E8 N3 E3 S21 E13 N31 $
FGR=[YR=2025;ORIG=-17,13] E8 N3 E3 S21 S3 W11 N21 $
STR=[YR=2025;ORIG=26,11] E8 S4 W8 N4 $
FOP=[YR=2025;ORIG=-6,34] E13 N3 W13 S3 $
PTO=[YR=2025;ORIG=-10,-4] E7 S4 W7 N4 $
.

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
1	0810	CONCRETE A	0	0	0	0	765.00	SF	6.50	6.50	100	2025	2024		100	4,973	

LAND DESCRIPTION

TOTAL OB/XF 4,973

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
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