LOT 2
HILLIARD TERRACE SUB PB 0/15

DOSER WALTER J JR & BROOKE S
37021 LEE STREET
HILLIARD, FL 32046

2025

08-3N-24-2440-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

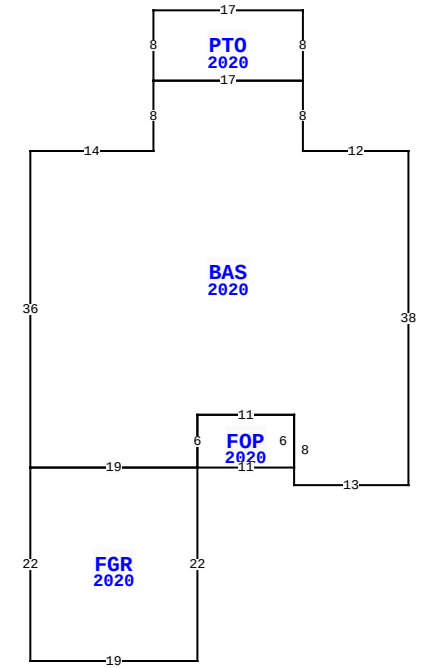
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100	2020	1,644	221,262
FGR	418	55	2020	230	30,956
FOP	66	30	2020	20	2,692
PTO	136	5	2020	7	942
TOTALS	2,264			1,901	255,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,901	105.1099	138.75	263,764	2020	2020	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2021 Heated Area: 1644 HX Base Yr 2021



37021 LEE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		255,851
TOTAL MARKET OB/XF VALUE		4,281
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		284,132
SOH/AGL Deduction		80,516
ASSESSED VALUE		203,616
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,894
TOTAL JUST VALUE		284,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0703039	CARPORT	0	02/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/0468	1/21/2020	WD	Q	I	01	207,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: DOSER WALTER J JR &						
2194/1810	5/08/2018	WD	U	V	37	15,000
GRANTOR: PRICE WAYNE & CHARLEN						
GRANTEE: FRANKLIN BRENTON M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 N8 PTO=[YR=2020] N8 W17 S8 E17$ W17 S8 W14 S36 FGR=[YR=2020] S22 E19 N22 FOP=[YR=2020] E11 N6 W11 S6$ W19$ E19 N6 E11 S8 E13 N38$.

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	0812	CONCRETE C	0	100	0	0	1,092.00	SF	4.00	4.00	100	2020	2020	3	98	4,281	

LAND DESCRIPTION

TOTAL OB/XF 4,281

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	0006	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 06/30/2020 BY TW Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS