S1/2 OF LOT 5
IN OR 1850/1875
HILLIARD TERRACE SUB PB 0/15

B Y FRANKLIN PROPERTIES INC
551876 U.S. HWY 1 STE 114
HILLIARD, FL 32046

2025

08-3N-24-2440-0005-0010

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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

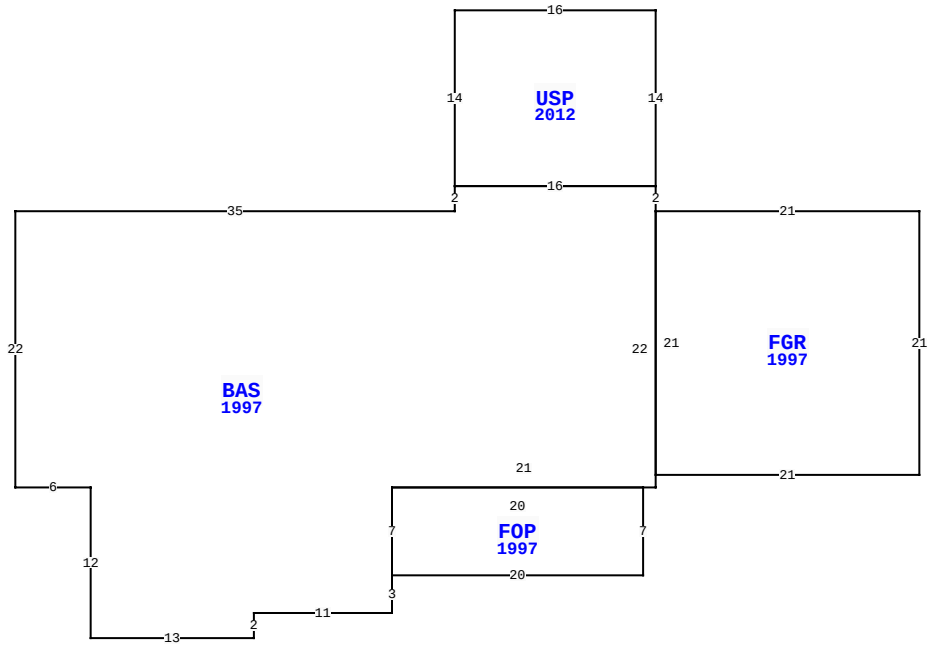
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	1997	1,420	136,619
FGR	441	55	1997	243	23,380
FOP	140	30	1997	42	4,041
USP	224	30	2012	67	6,446
TOTALS	2,225			1,772	170,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,772	120.6450	120.64	213,774	1997	1997	0	0	0	20.25	79.75

1 SINGLE FAM – 0% - 0 Heated Area: 1420 HX Base Yr



37087 LEE ST, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	170,485
TOTAL MARKET OB/XF VALUE	10,588
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	205,073
SOH/AGL Deduction	0
ASSESSED VALUE	205,073
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,073
TOTAL JUST VALUE	205,073
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9703150	TEMP POLE	2,000	03/17/1997
9702138	NEW CONSTR	55,000	02/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1850/1875	4/11/2013	WD	Q	I	01	89,000
GRANTOR: JENNINGS VIRGINIA F						
GRANTEE: B Y FRANKLIN PROPER						
1342/0229	8/16/2005	WD	Q	I		155,000
GRANTOR: CRIBBS CHARLES & JOY						
GRANTEE: JENNINGS RUSSELL M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1997] W21 BAS=[YR=1997] N2 USP=[YR=2012] N14 W16 S14 E16$ W16 S2 W35 S22 E6 S12 E13 N2 E11 N3 FOP=[YR=1997] E20 N7 W20 S7 $ N7 E21N22 $ S21 E21 N21 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0940	SHEDS/PORT	0	0	16	8	128.00	SF	30.00	30.00	100	1998	1998	3	20	768	
3	0812	CONCRETE C	0	0	0	0	1,282.00	SF	4.00	4.00	100	1998	1998	3	73	3,743	
4	0825	BRICK	0	0	0	0	288.00	SF	12.50	12.50	100	1998	1998	3	92	3,312	

LAND DESCRIPTION

TOTAL OB/XF 10,588

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	0006	R-2	134.00	178.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS