

PT BLK D & ABND R/W'S IN
IN OR 2556/490
HILLIARD TERRACE SUB PBK 0/15

HUYNH TOMMY HUU &/BUI DALYNA ANNA
37099 W 3RD ST
HILLIARD, FL 32046

2025

08-3N-24-2440-000D-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,338	100
FGR	588	55
FOP	141	30
FOP	300	30
FUS	338	100
PTO	640	5
TOTALS	4,345	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,163	105.9840	139.90	442,504	2011	2011	0	0	6.00	94.00
2 SNGL FAM - 100% - 2024 Heated Area: 2676 HX Base Yr 2024											
TOTALS	4,345		3,163	415,954							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	415,954		
TOTAL MARKET OB/XF VALUE	4,426		
TOTAL LAND VALUE - MARKET	52,150		
TOTAL MARKET VALUE	472,530		
SOH/AGL Deduction	18,580		
ASSESSED VALUE	453,950		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	403,228		
TOTAL JUST VALUE	472,530		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	441,156		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170117	SWIM POOL	0	06/15/2017
B0901011	DEMOLITION	0	04/27/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/0490	4/15/2022	WD	Q	I	01	470,000
GRANTOR: COPHER CHRISTIAN C &						
GRANTEE: HUYNH TOMMY HUU & D						
2220/0064	8/17/2018	WD	Q	I	01	299,000
GRANTOR: TAYLOR MATTHEW A & HO						
GRANTEE: COPHER CHRISTIAN C						

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
1	0812	CONCRETE C	0	100	0	1,216.00	SF	4.00	4.00	100	2011	2011	3	91

BUILDING NOTES									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/08/2025 MLU									
BUILDING DIMENSIONS									
BAS=[YR=2011;ORIG=-18,0] W14 U3L3 W5 N17 E8 N16 W32 S12 W5 S50 E43 N15 E8 N11 \$									
FGR=[YR=2011;ORIG=0,0] W18 S11 W8 S15 E26 N26 \$									
FUS=[YR=2011;ORIG=20,0] E13 S26 W13 N26 \$									
FOP=[YR=2011;ORIG=-69,-24] W6 S50 E6 N50 \$									
FOP=[YR=2011;ORIG=-32,0] N20 W8 S17 E5 D3R3 \$									
PTR=[ORIG=0,0] E20 W20 \$									
PTO=[YR=2026;ORIG=-32,-20] E32 S20 W32 N20 \$									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	149.00	105.00	149.00