

PT BLK'S D & E & ABND R/W'S  
 IN OR 2241/110  
 HILLIARD TERRACE SUB PBK O/15

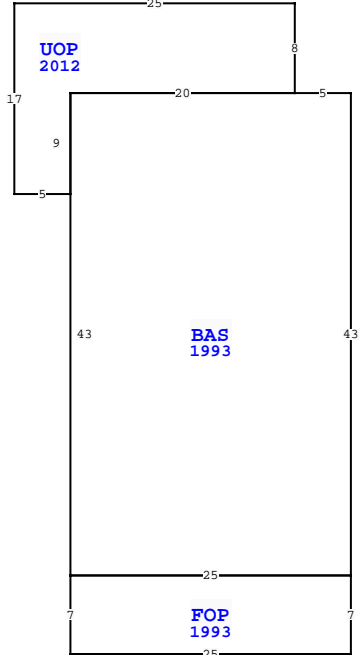
OSBORNE ISOLINA DM  
 37296 NEW OAK ST  
 HILLIARD, FL 32046

**2025**

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


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	03	DIST HI	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,075	100	1993
FOP	175	30	1993
UOP	245	20	2012
TOTALS	1,495		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 0	149.94	176,329	1926	1986	0	0	16.50	83.50	
Heated Area: 1075 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			147,235
TOTAL MARKET OB/XF VALUE			7,258
TOTAL LAND VALUE - MARKET			43,050
TOTAL MARKET VALUE			197,543
SOH/AGL Deduction			8,556
ASSESSED VALUE			188,987
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			188,987
TOTAL JUST VALUE			197,543
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			184,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180114	REMODEL	0	05/09/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2241/0110	11/28/2018	WD	Q	I	01	129,000
GRANTOR: LOYD DOUGLAS & STEPHA						
GRANTEE: OSBORNE ISOLINA DM						
2186/1559	3/21/2018	SW	Q	I	05	60,000
GRANTOR: INTACT CONSTRUCTION M						
GRANTEE: LOYD DOUGLAS & STEP						

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
1	0681	POLE SHED	0	0	24	24		15.00	100	2018	2018	3
TOTALS												

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/08/2025	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS	
BAS=[YR=1993] W5 UOP=[YR=2012] N8 W25 S17 E5 N9 E20\$ W20 S43	
FOP=[YR=1993] S7 E25 N7 W25\$ E25 N43\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100.00	279.00	100.00	FF	2	1.23	1.00	1.23	350.00	430.50	43,050							