NWLY 90 FT IN SEC 9-3N-24E
OR 2722/804

DUNN DAKODA/BEATTY MARISSA ET AL
37006 OXFORD ST
HILLIARD, FL 32046

2025

09-3N-24-0000-0018-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

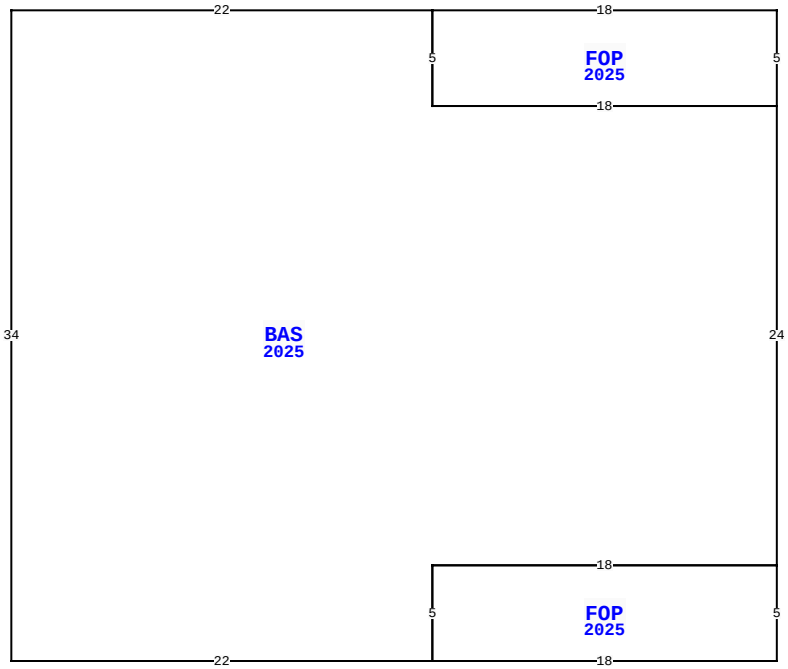
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,180	100	2025	1,180	171,478
FOP	90	30	2025	27	3,924
FOP	90	30	2025	27	3,924
TOTALS	1,360			1,234	179,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,234	110.0916	145.32	179,325	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 1180 HX Base Yr



37006 OXFORD ST, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	179,325
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	31,500
TOTAL MARKET VALUE	210,825
SOH/AGL Deduction	0
ASSESSED VALUE	210,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,825
TOTAL JUST VALUE	210,825
NCON VALUE	179,325
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230092	NEW SFR		05/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2722/804	6/27/2024	WD	Q	I	02	255,000
GRANTOR: TAYLOR BUILT HOMES IN						
GRANTEE: DUNN DAKODA						
2573/0692	6/15/2022	SW	Q	V	05	37,000
GRANTOR: GLASS ALAN						
GRANTEE: TAYLOR BUILT HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=100,10] W22 S34 E22 N5 E18 N24 W18 N5 $
FOP=[YR=2025;ORIG=100,10] E18 S5 W18 N5 $
FOP=[YR=2025;ORIG=100,39] E18 S5 W18 N5 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	R-2	0.00	0.00	90.00	FF		1.00	1.00	1.00	350.00	350.00	31,500							

REVIEW DATE 08/01/2024 BY WW Total Acres: 0.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 07/30/2025 BY SYS