LOT 1
TRACKS SUB OR 2598/1423

CARROLL CHRISTOPHER/BROWN MELISSA L
37127 OXFORD ST
HILLIARD, FL 32046

2025

09-3N-24-2390-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

37127 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	36,750
TOTAL MARKET VALUE	36,750
SOH/AGL Deduction	2,100
ASSESSED VALUE	34,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,650
TOTAL JUST VALUE	36,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20240288	NEW SFR		09/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2772/723	3/06/2025	WD	Q	I	01	275,000

GRANTOR: MASON & MAGNOLIA LLC
GRANTEE: CARROLL CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		R-2	105.00	210.00	105.00	FF		1.00	1.00	1.00	350.00	350.00	36,750							

REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 36,750 Market: 0 Agricultural: 0 Common: 36,750 PRINTED 07/30/2025 BY SYS