LOT 3
TRACKS SUB OR 2598/1423

WINNON DUSTIN R
37153 RAILROAD STREET
HILLIARD, FL 32046

2025

09-3N-24-2390-0003-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01

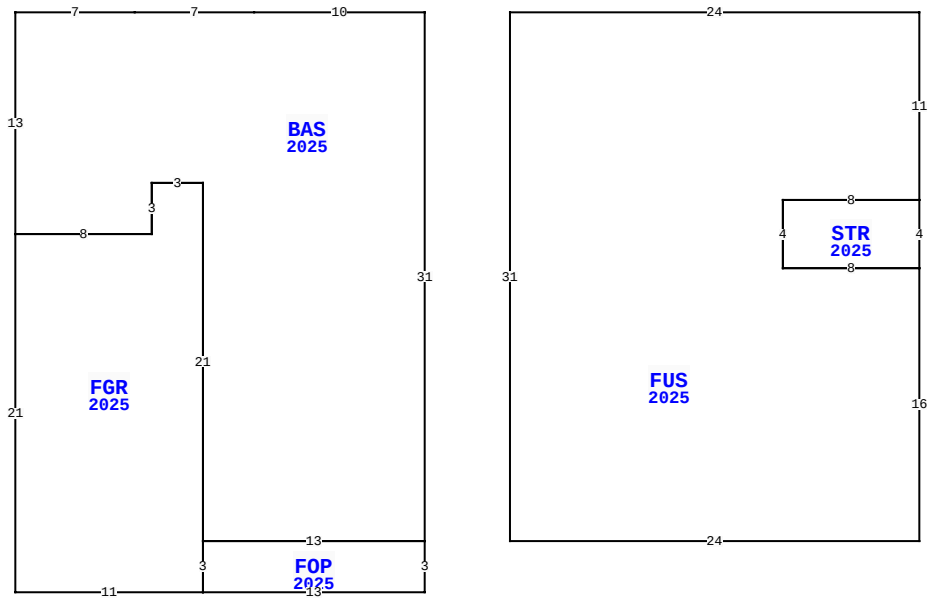
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	537	100	2025	537	76,565
FGR	240	55	2025	132	18,821
FOP	39	30	2025	12	1,711
FUS	712	100	2025	712	101,517
STR	32	10	2025	3	428
TOTALS	1,560			1,396	199,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,396	108.0144	142.58	199,042	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1249 HX Base Yr 2025



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,042
TOTAL MARKET OB/XF VALUE		2,340
TOTAL LAND VALUE - MARKET		36,750
TOTAL MARKET VALUE		238,132
SOH/AGL Deduction		0
ASSESSED VALUE		238,132
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		187,410
TOTAL JUST VALUE		238,132
NCON VALUE		201,382
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		31,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230285	CO ISSUED		02/28/2024
20230285	NEW SFR		08/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/1149	3/27/2024	WD	Q	I	01	289,000

GRANTOR: MASON & MAGNOLIA LLC
GRANTEE: WINNON DUSTIN R

37153 RAILROAD ST, HILLIARD

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

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	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	2025	2024		100	2,340	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=24,0] W10 W7 W7 S13 E8 N3 E3 S21 E13 N31 $
FUS=[YR=2025;ORIG=29,0] S31 E24 N16 W8 N4 E8 N11 W24 $
STR=[YR=2025;ORIG=45,11] E8 S4 W8 N4 $
FOP=[YR=2025;ORIG=11,31] E13 S3 W13 N3 $
FGR=[YR=2025;ORIG=0,13] E8 N3 E3 S21 S3 W11 N21 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,340

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

REVIEW DATE 05/07/2024 BY WW Total Acres: 0.00 Total Land Value: 36,750 Market: 0 Agricultural: 0 Common: 36,750 PRINTED 07/30/2025 BY SYS