LOTS N1/2 OF 8 & 21 &
ALL OF LOTS 9 & 20
DAVIS HILLS SUB PB 5/7

NEWMAN LAVONNA
37375 MILL ST
HILLIARD, FL 32046

2025

09-3N-24-2460-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

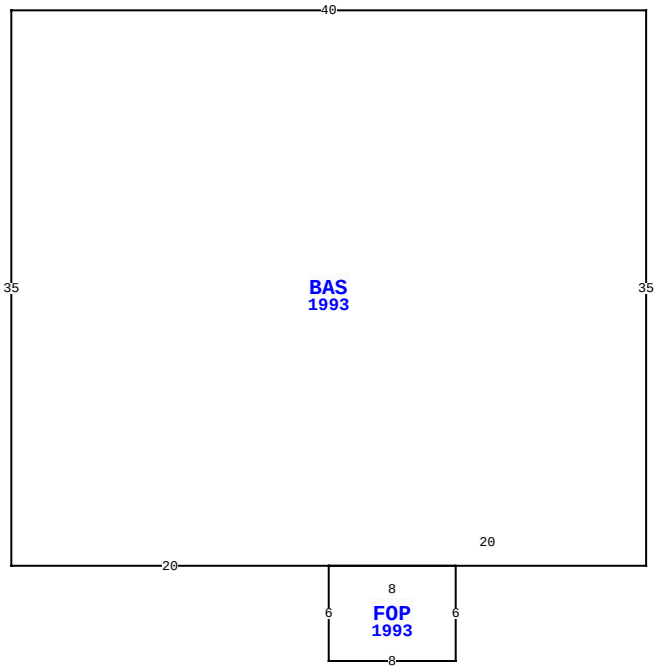
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1993	1,400	113,027
FOP	48	30	1993	14	1,130
TOTALS	1,448			1,414	114,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,414	111.2800	111.28	157,350	1951	1985	0	0	0	27.45	72.55

1 SINGLE FAM – 0% - 2025 Heated Area: 1400 HX Base Yr



BLD DATE	08/05/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

37375 MILL ST, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	114,157
TOTAL MARKET OB/XF VALUE	936
TOTAL LAND VALUE - MARKET	62,475
TOTAL MARKET VALUE	177,568
SOH/AGL Deduction	0
ASSESSED VALUE	177,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,568
TOTAL JUST VALUE	177,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210258	XFOB	0	12/03/2021
20180174	REPAIR/RRF	0	08/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2801/672	7/15/2025	WD	Q	I	01	235,000
GRANTOR: DAVIS JAMES C JR & GA						
GRANTEE: NEWMAN LAVONNA						
0825/0149	3/05/1998	QC	Q	I	01	100
GRANTOR: DAVIS JAMES C JR						
GRANTEE: DAVIS JAMES JR & GA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S35 E20 FOP=[YR=1993] S6 E8 N6W8$ E20 N35$
.

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	0	0	0	192.00	SF	6.50	6.50	100	1999	1999	3	75	936	

LAND DESCRIPTION

TOTAL OB/XF 936

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	0006	R-2	150.00	240.00	150.00	FF	2	1.19	1.00	1.19	350.00	416.50	62,475							

REVIEW DATE 04/27/2022 BY TWA Total Acres: 0.00 Total Land Value: 62,475 Market: 0 Agricultural: 0 Common: 62,475 PRINTED 07/30/2025 BY SYS