LOT 3 R378301
POINSETTA PARK SUB PB 3/68

B Y FRANKLIN PROPERTIES INC
551876 U.S. HWY 1 STE 114
HILLIARD, FL 32046

2025

09-3N-24-2480-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

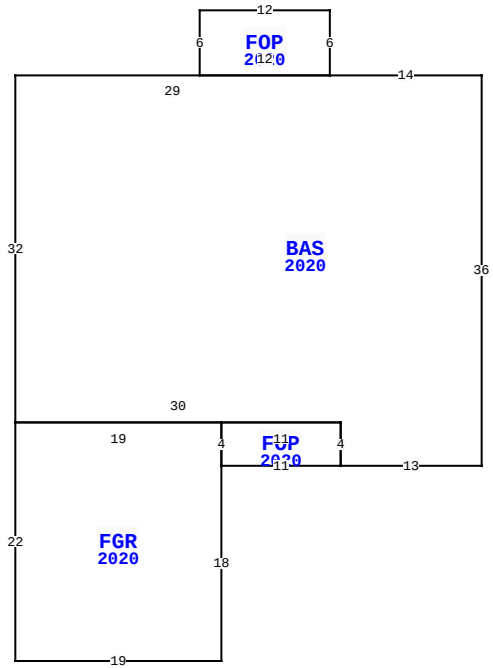
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	2020	1,428	185,944
FGR	418	55	2020	230	29,949
FOP	44	30	2020	13	1,693
FOP	72	30	2020	22	2,864
TOTALS	1,962			1,693	220,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,693	101.7000	134.24	227,268	2020	2020	0	0	0	3.00	97.00

1 SNGL FAM – 0% - 0 Heated Area: 1428 HX Base Yr



37138 W THIRD ST, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	220,450
TOTAL MARKET OB/XF VALUE	4,100
TOTAL LAND VALUE - MARKET	24,500
TOTAL MARKET VALUE	249,050
SOH/AGL Deduction	3,603
ASSESSED VALUE	245,447
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,447
TOTAL JUST VALUE	249,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200014	DEMOLITION	0	01/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2334/1966	1/13/2020	WD	Q	I	01	22,000
GRANTOR: WINE DANA E SR						
GRANTEE: B Y FRANKLIN PROPER						
2250/0247	1/23/2019	QC	U	I	11	100
GRANTOR: WINE DANA E II						
GRANTEE: WINE DANA E SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] N6 W12 S6 E12$ W29 S32
FGR=[YR=2020] S22 E19 N18 FOP=[YR=2020] E11 N4 W11 S4$ N4
W19$ E30 S4 E13 N36$.

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	0812	CONCRETE C	0	0	0	0	1,046.00	SF	4.00	4.00	100	2020	2020	3	98	4,100	

LAND DESCRIPTION

TOTAL OB/XF 4,100

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	70.00	120.00	70.00	FF		1.00	1.00	1.00	350.00	350.00	24,500							

REVIEW DATE 10/13/2020 BY TW Total Acres: 0.00 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 07/30/2025 BY SYS