S1/2 OF LOT 5
IN OR 1106/1840
POINSETTA PARK SUB PB 3/68

POPWELL STEVEN G JR & MELISSA
376621 KINGS FERRY ROAD
HILLIARD, FL 32046

2025

09-3N-24-2480-0005-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Common Wall		20 100
Story Height		8 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

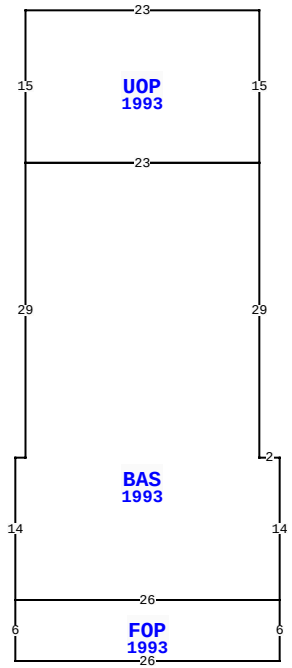
DOR CODE 7200 PRIVATE SCHOOLS
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,031	100	1993	1,031	74,133
FOP	156	30	1993	47	3,380
UOP	345	20	1993	69	4,961
TOTALS	1,532			1,147	82,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	04	1,147	91.8918	91.89	105,398	1940	1995	0	0	0	21.75	78.25

1 SINGLE FAM – 0% - 0 Heated Area: 1031 HX Base Yr



37229 ORANGE ST, HILLIARD

BLD DATE	02/25/2022	KK	LGL DATE	
XF DATE	02/25/2022	KK	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	167,570
TOTAL MARKET OB/XF VALUE	4,548
TOTAL LAND VALUE - MARKET	49,000
TOTAL MARKET VALUE	221,118
SOH/AGL Deduction	11,258
ASSESSED VALUE	209,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,860
TOTAL JUST VALUE	221,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170097	REPAIR/RRF	0	06/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1106/1840	1/13/2003	WD	Q	I	01	50,000
GRANTOR: CREWS VIVAN M &						
GRANTEE: POPWELL STEVEN JR &						
0734/0741	7/20/1995	WD	Q	I		43,900
GRANTOR: TAYLOR KENNETH & SHIR						
GRANTEE: CREWS VIVIAN & STEV						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W23 S15 BAS=[YR=1993] S29 W1 S14 FOP=[YR=1993] S6 E26 N6 W26$ E26 N14 W2 N29 W23$ E23 N15$.

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	0443	STK FNC 6'	0	0	0	0	303.00	LF	10.00	10.00	100	1993	1993	3	20	606	
2	0810	CONCRETE A	0	0	0	0	312.00	SF	6.50	6.50	100	1993	1993	3	64	1,298	
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	21.30	21.30	100	2005	2005	3	22	750	
4	0422	CL FNC 4'	0	0	0	0	50.00	LF	15.00	15.00	100	2005	2005	3	64	480	
5	0810	CONCRETE A	0	0	0	0	225.00	SF	6.50	6.50	100	2005	2005	3	84	1,229	
6	1242	WD DECK A	0	0	28	3	84.00	SF	10.00	10.00	100	2005	2005	3	22	185	

LAND DESCRIPTION

TOTAL OB/XF 4,548

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	007200	C	SCHOOL PRI	0	0006	R-2	140.00	120.00	140.00	FF		1.00	1.00	1.00	350.00	350.00	49,000							

REVIEW DATE 02/25/2022 BY KK Total Acres: 0.00 Total Land Value: 49,000 Market: 0 Agricultural: 0 Common: 49,000 PRINTED 07/30/2025 BY SYS

S1/2 OF LOT 5
IN OR 1106/1840
POINSETTA PARK SUB PB 3/68

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376621 KINGS FERRY ROAD
HILLIARD, FL 32046

2025

09-3N-24-2480-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Common Wall		20 100
Story Height		8 100
RMS		3 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

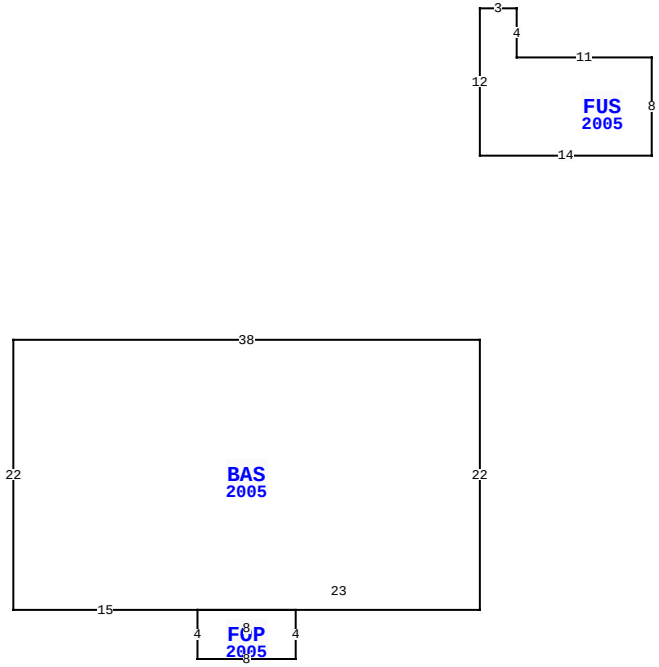
Quality	04	Quality Level 04
DOR CODE	7200	PRIVATE SCHOOLS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	836	100	2005	836	73,341
FOP	32	30	2005	10	878
FUS	124	100	2005	124	10,878
TOTALS	992			970	85,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	04	970	96.6735	96.67	93,770	2005	2005	0	0	0	9.25	90.75

2 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr



37229 ORANGE ST, HILLIARD

BLD DATE	02/25/2022	KK	LGL DATE	
XF DATE	02/25/2022	KK	LAND DATE	05/08/2025 MLU
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TOTAL JUST VALUE	221,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: POPWELL STEVEN JR &						
0734/0741	7/20/1995	WD	Q	I		43,900
GRANTOR: TAYLOR KENNETH & SHIR						
GRANTEE: CREWS VIVIAN & STEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W38 S22 E15 FOP=[YR=2005] S4 E8 N4 W8$ E23 N22$ PTR=N15 FUS=[YR=2005] N12 E3 S4 E11 S8 W14$ S15$.

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

REVIEW DATE 02/25/2022 BY KK Total Acres: 0.00 Total Land Value: 49,000 Market: 0 Agricultural: 0 Common: 49,000 PRINTED 07/30/2025 BY SYS