PT OF TRACT A & PT OF LOTS 21
& 22 & ALL LOTS 23 24 & 25
IN OR 1485/936

ENGLE DUANE A
37391 ORANGE STREET
HILLIARD, FL 32046

2025

09-3N-24-2480-000A-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

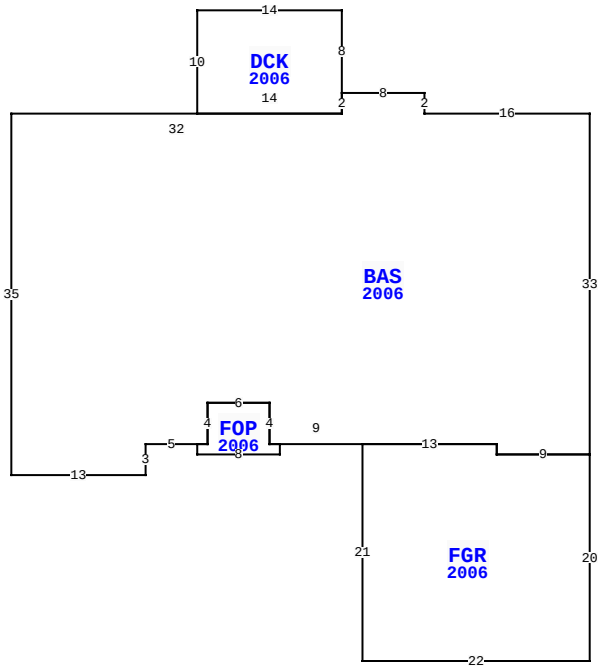
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,832	100	2006	1,832	198,592
DCK	140	10	2006	14	1,517
FGR	453	55	2006	249	26,992
FOP	32	30	2006	10	1,084
TOTALS	2,457			2,105	228,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,105	125.3224	125.32	263,799	2006	2006	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 2008 Heated Area: 1832 HX Base Yr 2008



37391 ORANGE ST, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		228,186
TOTAL MARKET OB/XF VALUE		6,479
TOTAL LAND VALUE - MARKET		50,750
TOTAL MARKET VALUE		285,415
SOH/AGL Deduction		123,736
ASSESSED VALUE		161,679
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,957
TOTAL JUST VALUE		285,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0508261	NEW CONSTR	0	11/16/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1485/0936	3/15/2007	WD	Q	I		260,000
GRANTOR: MULLINIKS BILL J						
GRANTEE: ENGLE DUANE A						
1314/1116	5/04/2005	WD	Q	V		11,000
GRANTOR: HEMPHILL WILLIAM E &						
GRANTEE: MULLINIKS BILL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 N2 W8 DCK=[YR=2006] N8 W14 S10 E14 N2$ S2 W32 S35 E13 N3 E5 FOP=[YR=2006] S1 E8 N1 W1 N4 W6 S4 W1$E1 N4 E6 S4 E9 FGR=[YR=2006] S21 E22 N20 W9 N1 W13$ E13 S1 E9 N33$.

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	100	0	0	1,366.00	SF	4.00	4.00	100	2006	2006	3	86	4,699	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 6,479

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	0006	R-2	145.00	210.00	145.00	FF		1.00	1.00	1.00	350.00	350.00	50,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,750 Market: 0 Agricultural: 0 Common: 50,750 PRINTED 07/30/2025 BY SYS