LOT 1
IN OR 2258/72
SAPPS SUB PB 5/18

HYGEMA CAITLIN M & JOSHUA T
3722 ALICE STREET
HILLIARD, FL 32046

2025

15-3N-24-2560-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

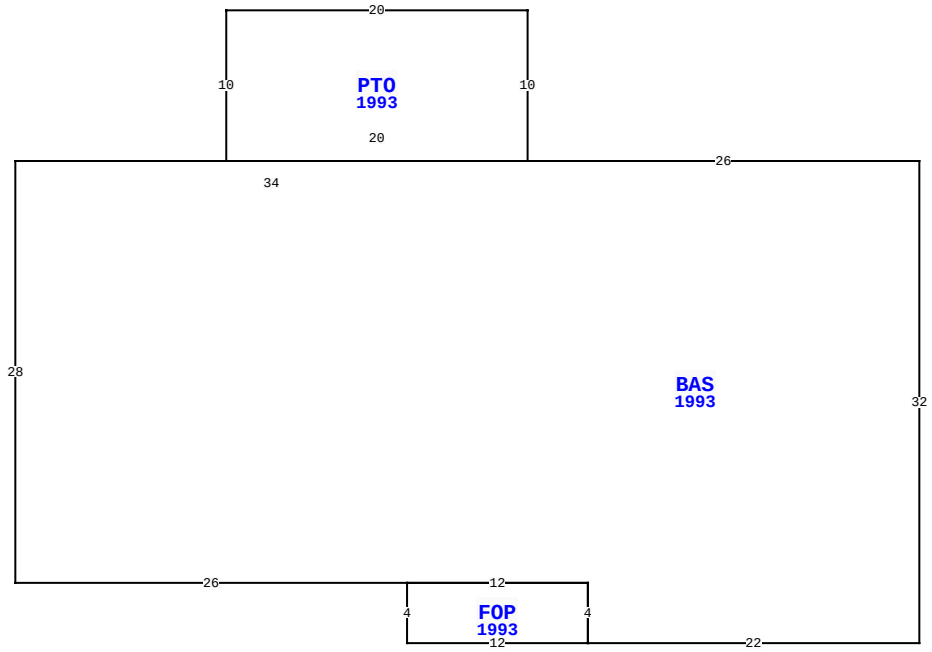
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1993	1,768	224,118
FOP	48	30	1993	14	1,775
PTO	200	5	1993	10	1,267
TOTALS	2,016			1,792	227,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,792	112.2300	148.14	265,467	1965	2005	0	0	0	14.43	85.57

1 SNGL FAM – 100% - 2020 Heated Area: 1768 HX Base Yr 2020



3722 ALICE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,160
TOTAL MARKET OB/XF VALUE		4,199
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		256,359
SOH/AGL Deduction		79,053
ASSESSED VALUE		177,306
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,584
TOTAL JUST VALUE		256,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2258/0072	2/13/2019	WD	Q	I	01	199,000
GRANTOR: TAYLOR MATTHEW A & KE						
GRANTEE: HYGEMA CAITLIN M &						
2211/0282	7/13/2018	WD	Q	I	01	55,000
GRANTOR: DILLARD MICHAEL J & M						
GRANTEE: TAYLOR MATTHEW A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 PTO=[YR=1993] N10 W20 S10 E20$ W34 S28 E26
FOP=[YR=1993] S4 E12 N4 W12$ E12 S4 E22 N32$.

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	0940	SHEDS/PORT	0	100	0	0	320.00	SF	20.10	20.10	100	1980	1980	3	20	1,286	
2	0940	SHEDS/PORT	0	100	0	0	320.00	SF	20.10	20.10	100	1980	1980	3	20	1,286	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1980	1980	3	20	720	
4	0810	CONCRETE A	0	100	0	0	465.00	SF	6.50	6.50	100	1980	1980	3	30	907	

LAND DESCRIPTION

TOTAL OB/XF 4,199

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	RS-E	187.00	275.00	1.00	UT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 06/26/2019 BY TW Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 07/30/2025 BY SYS