LOT 7
IN OR 1836/109
SAPPS SUB PB 5/18

SISTARE JAMES M
37206 ALICE STREET
HILLIARD, FL 32046

2025

15-3N-24-2560-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

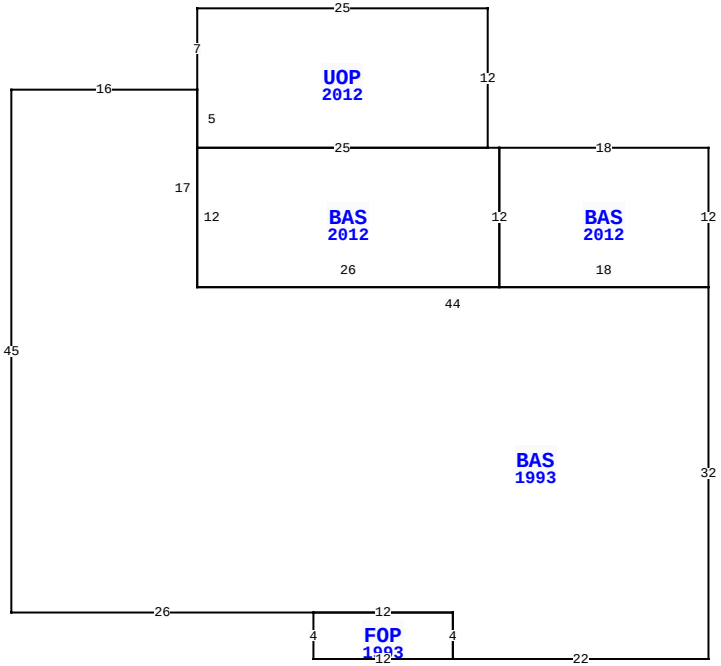
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	1993	2,040	193,842
BAS	216	100	2012	216	20,524
BAS	312	100	2012	312	29,646
FOP	48	30	1993	14	1,330
UOP	300	20	2012	60	5,701
TOTALS	2,916			2,642	251,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,642	102.2976	135.03	356,749	1965	1975	0	0	0	29.63	70.37

1 SNGL FAM – 0% - 0 Heated Area: 2568 HX Base Yr



37206 ALICE ST, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	251,044
TOTAL MARKET OB/XF VALUE	4,885
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	280,929
SOH/AGL Deduction	54,733
ASSESSED VALUE	226,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,196
TOTAL JUST VALUE	280,929
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996206	REMODEL	56,000	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1836/0109	1/10/2013	WD	Q	I	01	62,000
GRANTOR: CASE-HARRIS DEBRA JEA						
GRANTEE: SISTARE JAMES M						
0852/0444	10/13/1998	QC	Q	I	06	100
GRANTOR: CASEY CHARLES D						
GRANTEE: CASEY DEBRA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W18 BAS=[YR=2012] W1 UOP=[YR=2012] N12 W25 S7 BAS=[YR=1993] W16 S45 E26 FOP=[YR=1993] S4 E12 N4 W12 $ E12 S4 E22 N32 W44 N17$ S5 E25$ W25 S12 E26 N12$ S12 E18 N12$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0811	CONCRETE B	0	0	0	0	570.00	SF	5.20	5.20	100	1990	1990	3	57	1,689	
3	0801	ASPHALT A	0	0	0	0	275.00	SF	3.00	3.00	100	1980	1980	3	50	413	
4	1242	WD DECK A	0	0	0	0	168.00	SF	10.00	10.00	100	2017	2017	3	74	1,243	

LAND DESCRIPTION

TOTAL OB/XF 4,885

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	RS-E	160.00	275.00	1.00	UT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 07/30/2025 BY SYS