LOT 9 OF SAPP'S S/D PBK 5/18 &
PT OF LOT 10 OF DUNN SURVEY
S/D DBK B-10/48 &

MANNING DIXIE FULMER/DEAM DAWN FULMER
37225 ALICE ST
HILLIARD, FL 32046

2025

15-3N-24-2560-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

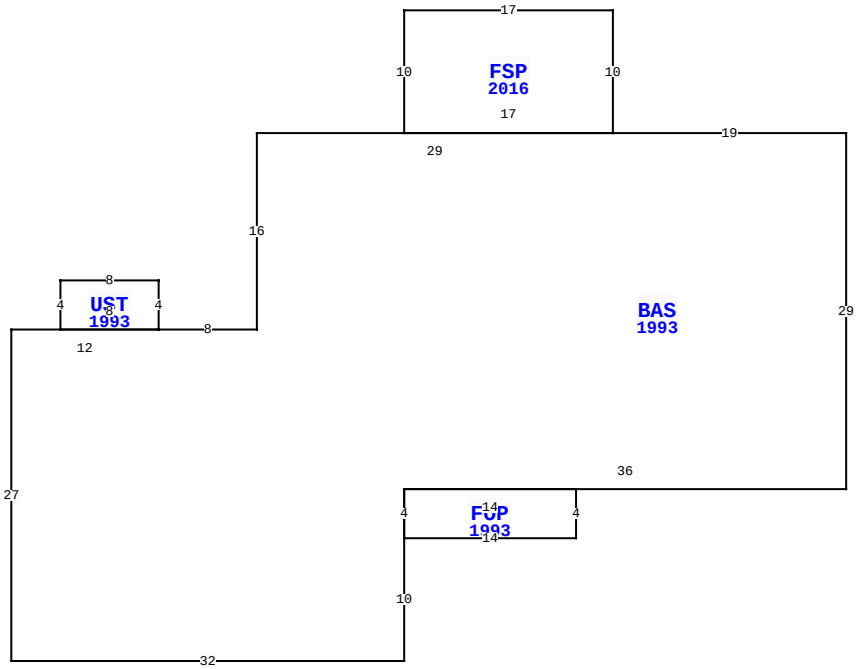
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	08	WD ON PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,100	100	1993	2,100	169,965
FOP	56	30	1993	17	1,376
FSP	170	40	2016	68	5,504
UST	32	45	1993	14	1,133
TOTALS	2,358			2,199	177,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,199	100.1070	132.14	290,576	1965	1965	0	0	0	38.75	61.25

1 SNGL FAM – 50% - 2020 Heated Area: 2100 HX Base Yr 2020



37225 ALICE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,501
TOTAL MARKET OB/XF VALUE		10,140
TOTAL LAND VALUE - MARKET		93,600
TOTAL MARKET VALUE		301,241
SOH/AGL Deduction		98,463
ASSESSED VALUE		202,778
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		152,056
TOTAL JUST VALUE		301,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13502	REMODEL	0	06/01/2013
4934	XFOB	5,484	05/31/1988
4134	N/A	2,900	06/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2143/0651	8/21/2017	FJ	U	I	11	0
GRANTOR: FULMER DORINE EST						
GRANTEE: DEAN DAWN FULMER ET						
2126/1234	6/13/2017	FJ	U	I	11	0
GRANTOR: FULMER DORINE EST						
GRANTEE: DEAN DAWN FULMER ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FSP=[YR=2016] N10 W17 S10 E17 $ W29 S16 W8 UST=[YR=1993] N4 W8 S4 E8 $ W12 S27 E32 N10 FOP=[YR=1993] E14 N4 W14 S4 $ N4 E36 N29 $.

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	0510	GARAGE WD-	0	50	16	20	320.00	SF	35.00	35.00	100	1989	1989	3	20	2,240	
2	0811	CONCRETE B	0	50	0	0	832.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,358	
3	0510	GARAGE WD-	0	50	20	14	280.00	SF	35.00	35.00	100	1992	1992	3	20	1,960	
4	0811	CONCRETE B	0	50	30	28	840.00	SF	5.20	5.20	100	2003	2003	3	82	3,582	

LAND DESCRIPTION

TOTAL OB/XF 10,140

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	50	0006	OR	0.00	0.00	3.12	AC		1.00	1.00	1.00	30,000.00	30,000.00	93,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.12 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 07/30/2025 BY SYS

LOT 9 OF SAPP'S S/D PBK 5/18 &
PT OF LOT 10 OF DUNN SURVEY
S/D DBK B-10/48 &

MANNING DIXIE FULMER/DEAM DAWN FULMER
37225 ALICE ST
HILLIARD, FL 32046

2025

15-3N-24-2560-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

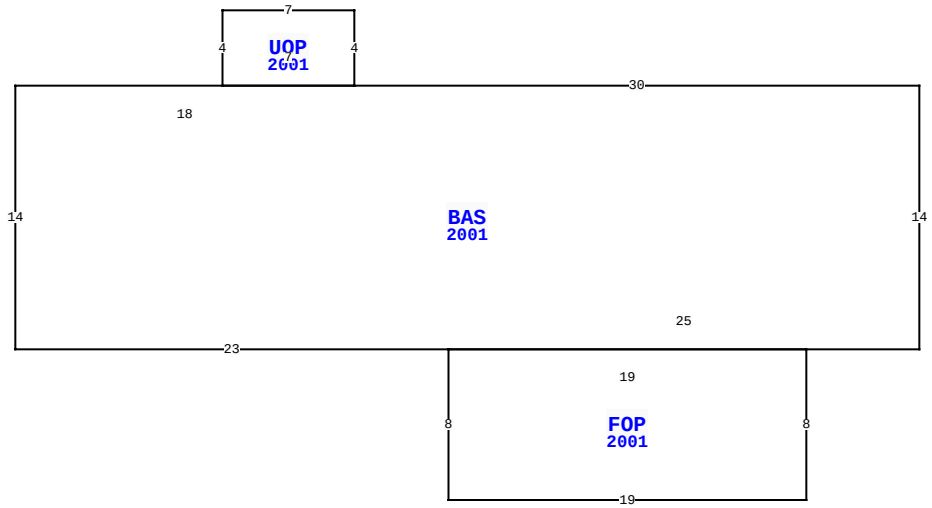
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	672	100	2001	672	18,096
FOP	152	30	2001	46	1,239
UOP	28	25	2001	7	188
TOTALS	852			725	19,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	725	112.2000	89.76	65,076	1987	1987	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2020 Heated Area: 672 HX Base Yr 2020



37225 ALICE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,501
TOTAL MARKET OB/XF VALUE		10,140
TOTAL LAND VALUE - MARKET		93,600
TOTAL MARKET VALUE		301,241
SOH/AGL Deduction		98,463
ASSESSED VALUE		202,778
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		152,056
TOTAL JUST VALUE		301,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2143/0651	8/21/2017	FJ	U	I	11	0
GRANTOR: FULMER DORINE EST						
GRANTEE: DEAN DAWN FULMER ET						
2126/1234	6/13/2017	FJ	U	I	11	0
GRANTOR: FULMER DORINE EST						
GRANTEE: DEAN DAWN FULMER ET						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2001] W30 UOP=[YR=2001] N4 W7 S4 E7 $ W18 S14 E23
FOP=[YR=2001] S8 E19 N8 W19 $ E25 N14 $.

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 05/12/2019 BY KBA Total Acres: 3.12 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 07/30/2025 BY SYS