PT OF NE1/4 OF NW1/4
IN OR 770 PG 1358

ALTMAN DONALD S & REBECCA S
37154 SOUTH OAK ST
HILLIARD, FL 32046

2025

16-3N-24-0000-0006-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

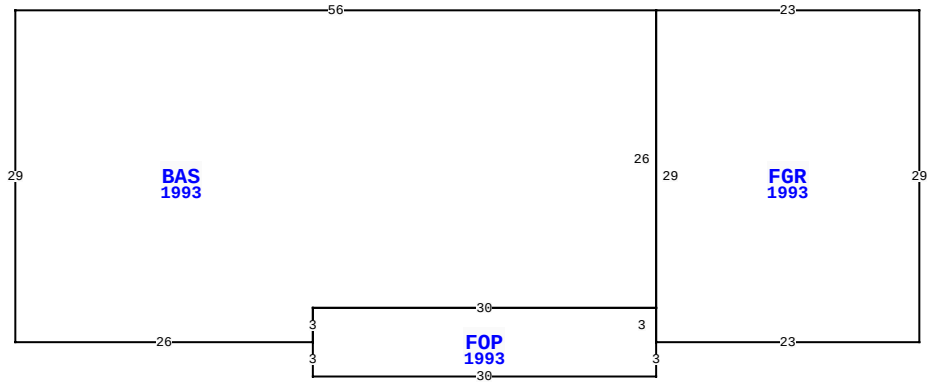
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,534	100	1993	1,534	126,843
FGR	667	55	1993	367	30,347
FOP	180	30	1993	54	4,465
TOTALS	2,381			1,955	161,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	122.5000	122.50	239,488	1974	1979	0	0	0	32.50	67.50

1 SINGLE FAM – 100% - 1997 Heated Area: 1534 HX Base Yr 1997



37154 SOUTH OAK ST, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		161,654
TOTAL MARKET OB/XF VALUE		3,072
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		199,726
SOH/AGL Deduction		90,768
ASSESSED VALUE		108,958
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,236
TOTAL JUST VALUE		199,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210169	NEW WINDOWS	0	08/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0770/1358	9/11/1996	WD	Q	I		77,500

GRANTOR: GILDAY THOMAS & JACQU

GRANTEE: ALTMAN DONALD & REB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S29 E26 FOP=[YR=1993] S3 E30 N3
FGR=[YR=1993] E23 N29 W23 S29 $ N3 W30 S3$ N3 E30 N26$.

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	1,103.00	SF	4.00	4.00	100	1975	1975	3	25	1,103	
2	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	2000	2000	3	20	400	
3	1127	BRICK 8"	0	100	0	0	155.00	SF	11.00	11.00	100	1998	1998	3	92	1,569	

LAND DESCRIPTION

TOTAL OB/XF 3,072

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-1	-180.00	180.00	1.00	UT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/12/2024 BY WWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS