LOT 12
IN OR 1505/962

ROZAR ROBERT L & KATHY A
37088 SOUTH OAK STREET
HILLIARD, FL 32046

2025

16-3N-24-0000-0006-0120

BUILDING CHARACTERISTICS

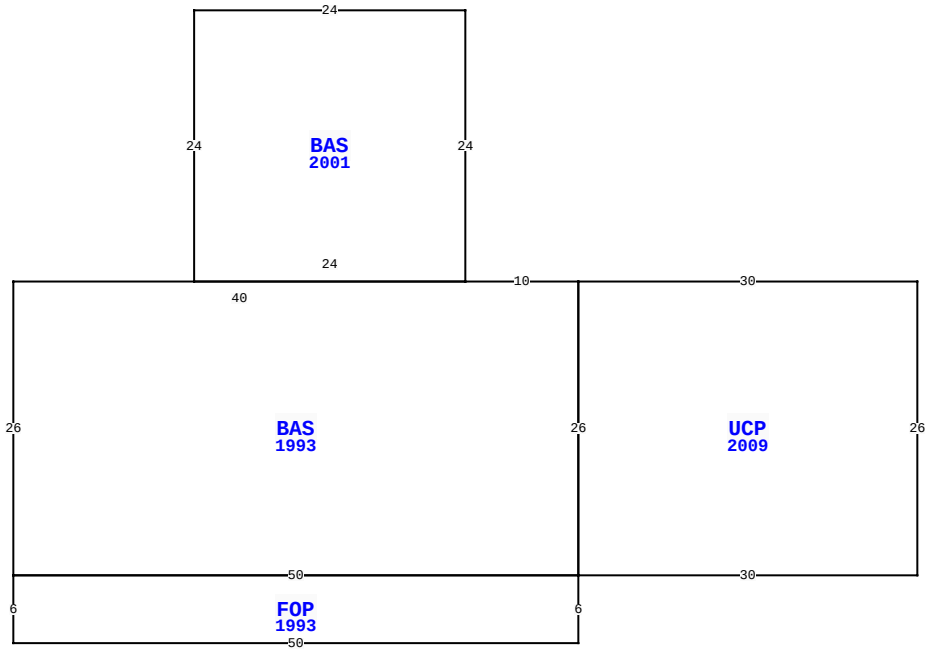
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	1,300	100	1993	1,300	116,953
BAS	576	100	2001	576	51,819
FOP	300	30	1993	90	8,097
UCP	780	20	2009	156	14,034
TOTALS	2,956			2,122	190,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,122	105.8400	105.84	224,592	1993	1993	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2008 Heated Area: 1876 HX Base Yr 2008



37088 SOUTH OAK ST, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		190,903
TOTAL MARKET OB/XF VALUE		23,502
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		249,405
SOH/AGL Deduction		101,722
ASSESSED VALUE		147,683
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,961
TOTAL JUST VALUE		249,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0810	ADDITION	10,000	11/29/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/0962	6/13/2007	WD	Q	I		185,000
GRANTOR: SIMS KENNETH A & SHER						
GRANTEE: ROZAR ROBERT L & KA						
0674/1629	2/04/1993	WD	U	V	10	100
GRANTOR: LAMOUNTAIN SHELDON						
GRANTEE: SIMS KENNETH & SHER						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2009] W30 BAS=[YR=1993] W10 BAS=[YR=2001] N24 W24 S24 E24$ W40 S26 FOP=[YR=1993] S6 E50 N6 W50$ E50 N26$ S26 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	1,171.00	SF	4.00	4.00	100	1993	1993	3	64	2,998	
2	0510	GARAGE WD-	0	100	25	25	625.00	SF	35.00	35.00	100	1996	1996	3	23	5,031	
3	0351	CARPORT MT	0	100	20	25	500.00	SF	5.90	5.90	100	2003	2003	3	20	590	
4	0855	CONC PAVER	0	100	0	0	1,228.00	SF	10.00	10.00	100	2013	2013	3	93	11,420	
5	0350	CARPORT WD	0	100	20	18	360.00	SF	13.00	13.00	100	2017	2017	3	74	3,463	

LAND DESCRIPTION

TOTAL OB/XF 23,502

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