LOT 13
IN OR 2737/425

COURCHENE BRITTANY N
37056 S OAK STREET
HILLIARD, FL 32046

2025

16-3N-24-0000-0006-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

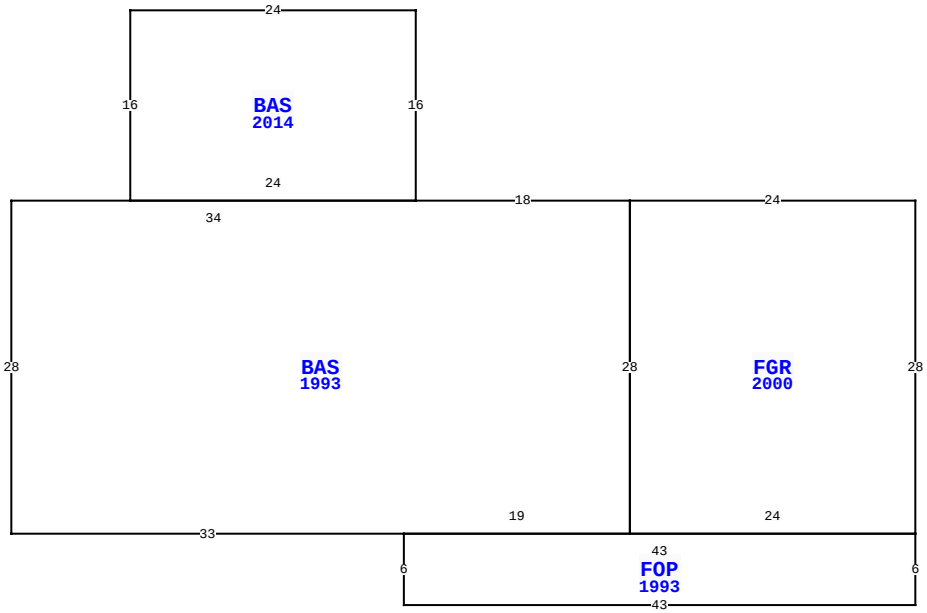
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	136,527
BAS	384	100	2014	384	36,007
FGR	672	55	2000	370	34,694
FOP	258	30	1993	77	7,220
TOTALS	2,770			2,287	214,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,287	130.8692	130.87	299,300	1974	1982	0	0	0	28.35	71.65

1 SINGLE FAM – 100% - 2011 Heated Area: 1840 HX Base Yr 2011



37056 SOUTH OAK ST, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		214,448
TOTAL MARKET OB/XF VALUE		12,302
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		261,750
SOH/AGL Deduction		115,938
ASSESSED VALUE		145,812
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,090
TOTAL JUST VALUE		261,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0703048	OTHER	0	03/28/2007
9906091	ADDITION	10,000	06/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2737/425	8/28/2024	WD	U	I	11	100
GRANTOR: COURCHENE JOSHUA ALLE						
GRANTEE: COURCHENE BRITTANY						
1666/0857	3/02/2010	WD	U	V	12	58,000
GRANTOR: JAX FEDERAL CREDIT UN						
GRANTEE: COURCHENE BRITTANY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2000] W24 BAS=[YR=1993] W18 BAS=[YR=2014] N16 W24 S16 E24 $ W34 S28 E33 FOP=[YR=1993] S6 E43 N6 W43 $ E19 N28 $ S28 E24 N28 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0812	CONCRETE C	0	100	0	0	2,440.00	SF	4.00	4.00	100	2019	2019	3	97	9,467	

LAND DESCRIPTION

TOTAL OB/XF 12,302

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	0.00	0.00	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