

LOT 16
IN OR 2318/778
SEWAGE LINE ESMT IN OR 861/913

VROMAN DARREN D & JENNIFER M
37057 S OAK ST
HILLIARD, FL 32046

2025

16-3N-24-0000-0006-0160



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	30	VINYL 70								0900	01	2,106	99.9306	131.91	277,802	2007	2007	0	0	0	9.43	90.57																	
Exterior Wall	20	FACE BRICK 30								1 SNGL FAM - 100% - 2020										Heated Area: 1606										HX Base Yr 2020									
Roof Structure	03	GABLE/HIP 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	13	LVT/LAMNT 60																																					
Interior Floor	11	CLAY TILE 40																																					
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																																					
Occupancy	00	NONE 100																																					
Quality		01	Quality Level 01																																				
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	1,606	100	2007	1,606	191,870																																		
FDG	576	60	2007	346	41,337																																		
FOP	318	30	2007	95	11,349																																		
FOP	196	30	2008	59	7,049																																		
TOTALS		2,696			2,106	251,605																																	
EXTRA FEATURES										37057 SOUTH OAK ST, HILLIARD																													
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																						
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800																							
2	0811	CONCRETE B	0	100	0	0	744.00	SF	5.20	5.20	100	2007	2007	3	87	3,366																							
3	0855	CONC PAVER	0	100	0	0	328.00	SF	10.00	10.00	100	2014	2014	3	94	3,083																							
4	1241	WD DECK G	0	100	12	12	144.00	UT	11.50	11.50	100	2014	2014	3	71	1,176																							
5	0812	CONCRETE C	0	100	0	0	1,076.00	SF	4.00	4.00	100	2014	2014	3	94	4,046																							
6	0476	VF 6 SBPL	0	100	0	0	304.00	LF	28.80	28.80	100	2016	2016	3	89	7,792																							
LAND DESCRIPTION										TOTAL OB/XF										21,263																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																							