LOT 17 & S1/2 OF LOT 18
IN OR 807 PG 1976
PARCELS 6-17 & 6-25

HILLIARD JAMES I & PAULA G
37089 SOUTH OAK STREET
HILLIARD, FL 32046

2025

16-3N-24-0000-0006-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

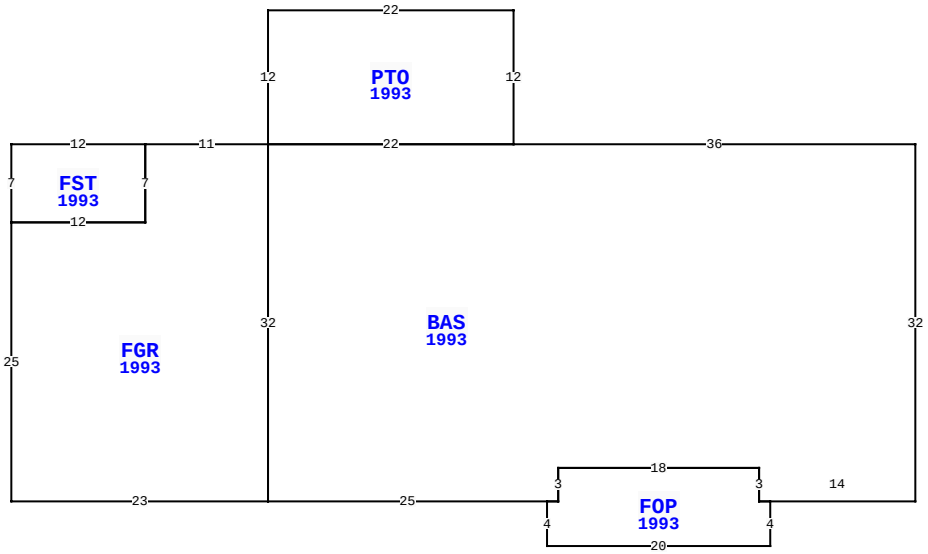
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100	1993	1,802	158,229
FGR	652	55	1993	359	31,523
FOP	134	30	1993	40	3,513
FST	84	55	1993	46	4,039
PTO	264	5	1993	13	1,141
TOTALS	2,936			2,260	198,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,260	129.4923	129.49	292,647	1977	1977	0	0	0	32.19	67.81

1 SINGLE FAM – 100% - 1998 Heated Area: 1802 HX Base Yr 1998



37089 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		198,444
TOTAL MARKET OB/XF VALUE		9,164
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		242,608
SOH/AGL Deduction		120,454
ASSESSED VALUE		122,154
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,432
TOTAL JUST VALUE		242,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0803032	REPAIR/RRF	7,250	03/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0807/1976	9/30/1997	WD	U	I	07	100
GRANTOR: IRION ROBERT K						
GRANTEE: HILLIARD JAMES & PA						
0806/0733	9/15/1997	WD	Q	I		83,500
GRANTOR: IRION ROBERT K						
GRANTEE: HILLIARD JAMES I &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 PTO=[YR=1993] N12 W22 S12 FGR=[YR=1993] W11 FST=[YR=1993] W12 S7 E12 N7$ S7 W12 S25 E23N32$E22$ W22S32 E25FOP=[YR=1993] S4E20N4W1 N3 W18 S3 W1$ E1 N3 E18 S3 E14 N32$.

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	1,113.00	SF	4.00	4.00	100	1980	1980	3	30	1,336	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0812	CONCRETE C	0	100	0	0	1,828.00	SF	4.00	4.00	100	2006	2006	3	86	6,288	

LAND DESCRIPTION

TOTAL OB/XF 9,164

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