PT OF NW1/4 OF SE1/4 OF NW1/4
IN OR 2648/1870

ANDREWS MICHAEL BRETT & BRITTNEY
37267 INGHAM ROAD
HILLIARD, FL 32046

2025

16-3N-24-0000-0016-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

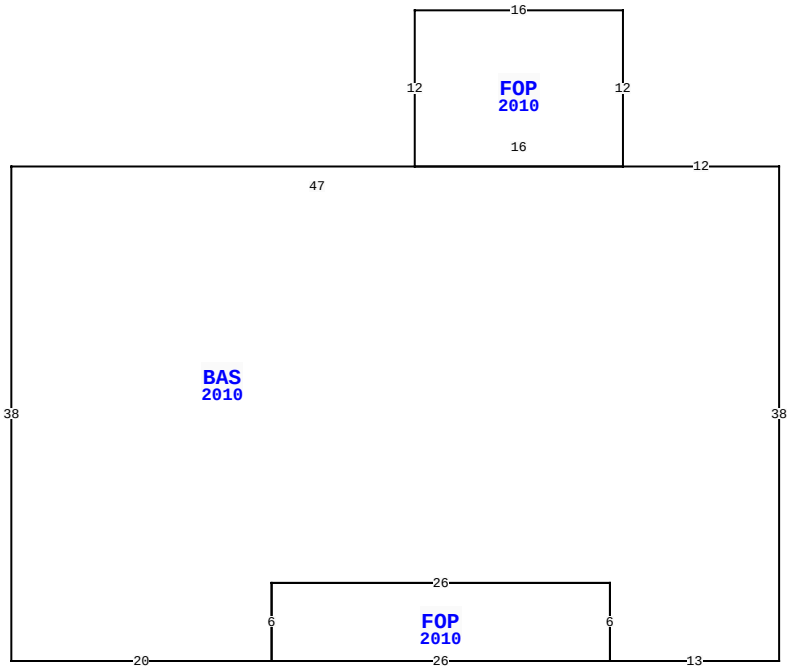
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,086	100	2010	2,086	305,180
FOP	156	30	2010	47	6,876
FOP	192	30	2010	58	8,485
TOTALS	2,434			2,191	320,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,191	118.5408	156.47	342,826	2010	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2024 Heated Area: 2086 HX Base Yr 2024



37267 INGHAM RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

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	1,770.00	SF	4.00	4.00	100	2010	2010	3	90	6,372	
2	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	2011	2011	3	60	5,376	
3	0811	CONCRETE B	0	100	35	24	840.00	SF	5.20	5.20	100	2024	2023		100	4,368	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		320,542
TOTAL MARKET OB/XF VALUE		16,116
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		381,658
SOH/AGL Deduction		19,731
ASSESSED VALUE		361,927
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		311,205
TOTAL JUST VALUE		381,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100027	XFOB	0	03/16/2010
20100007	NEW CONSTR	163,765	01/26/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/1870	5/10/2023	WD	Q	I	02	425,000
GRANTOR: NELSON GREGORY & JENN						
GRANTEE: ANDREWS MICHAEL BRE						
2579/0796	7/18/2022	WD	Q	I	01	401,500
GRANTOR: LEE AL & ILAMIE GERAD						
GRANTEE: NELSON GREGORY & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W12 FOP=[YR=2010] N12 W16 S12 E16$ W47 S38 E20
FOP=[YR=2010] E26 N6 W26 S6$ N6 E26 S6 E13 N38$.

LAND DESCRIPTION

TOTAL OB/XF 16,116

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	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/08/2023 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS