PT OF NW1/4 OF SE1/4 OF NW1/4
IN OR 2576/1273

GERHART TODD DARRYL & VICKIE LYNN ET AL/WHEELER KA
37289 INGHAM ROAD
HILLIARD, FL 32046

2025

16-3N-24-0000-0016-0040

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

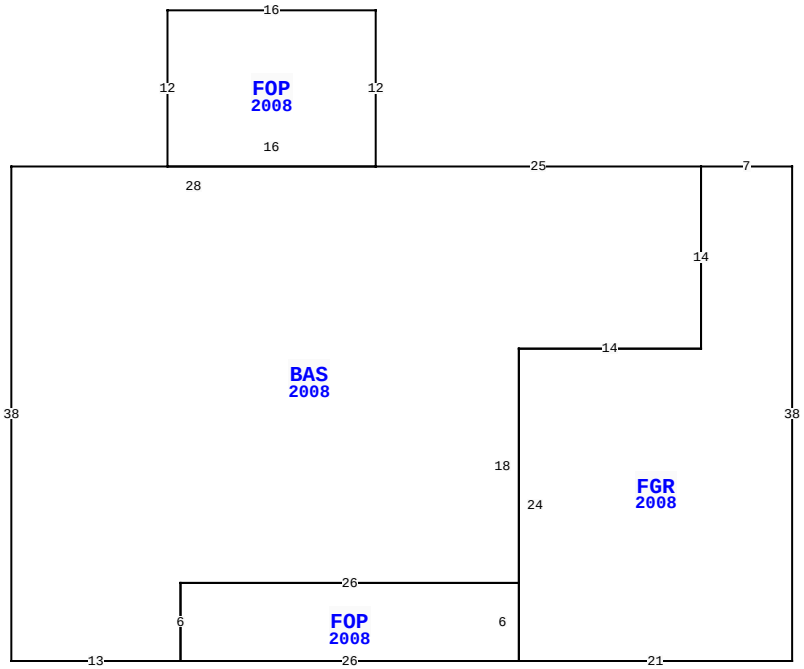
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,522	100	2008	1,522	186,695
FGR	602	55	2008	331	40,602
FOP	156	30	2008	47	5,766
FOP	192	30	2008	58	7,114
TOTALS	2,472			1,958	240,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,958	100.4598	132.61	259,650	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2023 Heated Area: 1522 HX Base Yr 2023



37289 INGHAM RD, HILLIARD

BLD DATE	12/18/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		264,578
TOTAL MARKET OB/XF VALUE		11,360
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		320,938
SOH/AGL Deduction		77,767
ASSESSED VALUE		243,171
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,449
TOTAL JUST VALUE		320,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220244	GARAGE	0	08/01/2022
0705062	MECH OTHER	0	04/23/2007
0704060	OTHER	380	04/23/2007
0705062	MECH OTHER	0	04/23/2007
0705063	OTHER	0	04/23/2007
0705064	ELEC OTHER	0	04/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1273	7/08/2022	WD	Q	I	01	330,000
GRANTOR: CROSBY JANET						
GRANTEE: GERHART TODD DARRYL						
1656/0161	12/23/2009	WD	Q	I	01	156,000
GRANTOR: CAIN CONSTRUCTION CO						
GRANTEE: CROSBY JANET						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2008] W7 BAS=[YR=2008] W25 FOP=[YR=2008] N12 W16 S12 E16$ W28 S38 E13 FOP=[YR=2008] E26 N6 W26 S6 $ N6 E26 N18 E14 N14$ S14 W14 S24 E21 N38$.

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	1,946.00	SF	4.00	4.00	100	2008	2008	3	88	6,850	
2	0476	VF 6 SBPL	0	100	0	0	46.00	LF	32.00	32.00	100	2017	2017	3	90	1,325	
3	0810	CONCRETE A	0	100	0	0	495.00	SF	6.50	6.50	100	2022	2022	3	99	3,185	

LAND DESCRIPTION

TOTAL OB/XF 11,360

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 01/06/2023 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

PT OF NW1/4 OF SE1/4 OF NW1/4
IN OR 2576/1273

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HILLIARD, FL 32046

2025

16-3N-24-0000-0016-0040

BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

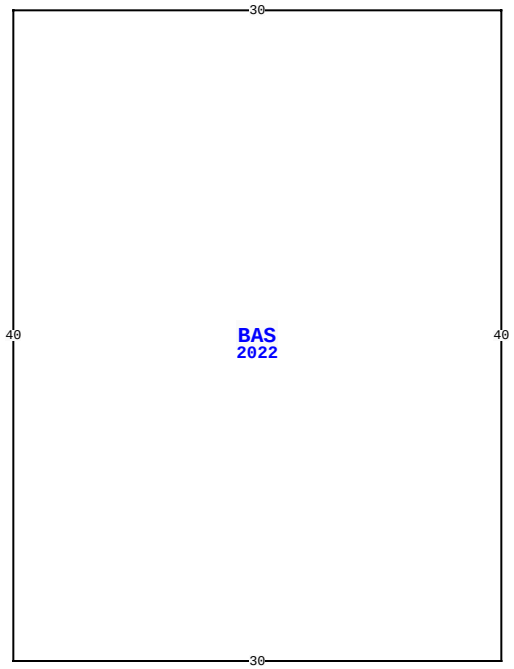
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2022	1,200	24,402
TOTALS	1,200			1,200	24,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	20.75	24,900	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2023 Heated Area: 1200 HX Base Yr 2023



37289 INGHAM RD, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: CAIN CONSTRUCTION CO						
GRANTEE: CROSBY JANET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S40 E30 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS