PT OF LOTS 5 & 6
IN OR 2495/36 (EX UTIL ESMT
IN OR 1373/1809)

HOLLAND MELISSA & MICHAEL
37421 INGHAM ROAD
HILLIARD, FL 32046

2025

16-3N-24-2020-0005-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

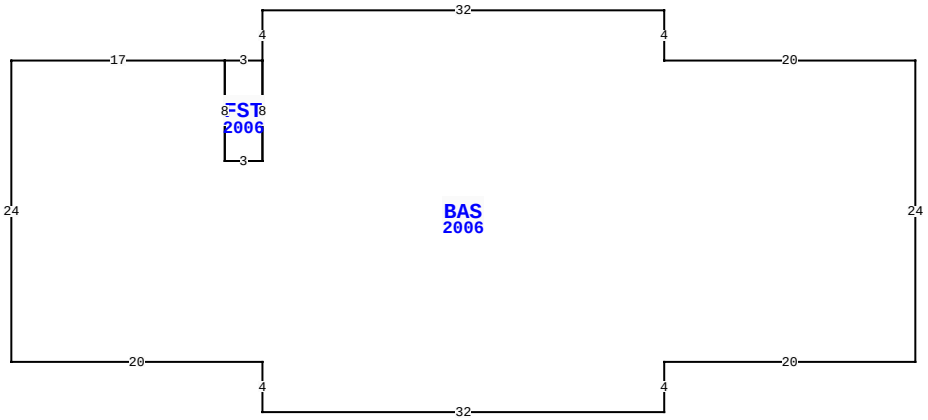
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,960	100	2006	1,960	236,568
FST	24	55	2006	13	1,569
TOTALS	1,984			1,973	238,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,973	99.9306	131.91	260,258	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2022 Heated Area: 1960 HX Base Yr 2022



37421 INGHAM RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		283,280
TOTAL MARKET OB/XF VALUE		7,514
TOTAL LAND VALUE - MARKET		79,100
TOTAL MARKET VALUE		369,894
SOH/AGL Deduction		28,950
ASSESSED VALUE		340,944
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		290,222
TOTAL JUST VALUE		369,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0702030	GARAGE	42,300	02/22/2007
0702031	ELEC OTHER	0	02/22/2007
0605191	FOUNDATION	49,600	05/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2495/0036	9/02/2021	WD	Q	I	01	400,000
GRANTOR: SANDSTROM KENNETH & C						
GRANTEE: HOLLAND MELISSA & M						
1362/0043	10/26/2005	WD	Q	V		38,000
GRANTOR: SMITH ANTHONY & JULIE						
GRANTEE: SANDSTROM KENNETH J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 N4 W32 S4 FST=[YR=2006] W3 S8 E3 N8$ S8 W3 N8 W17 S24 E20 S4 E32 N4 E20 N24$.

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	0811	CONCRETE B	0	100	0	0	662.00	SF	5.20	5.20	100	2006	2006	3	86	2,960	
2	0681	POLE SHED	0	100	16	11	176.00	SF	11.25	11.25	100	2008	2008	3	48	950	
3	1242	WD DECK A	0	100	0	0	304.00	SF	10.00	10.00	100	2014	2014	3	60	1,824	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 7,514

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	2.26	AC		1.00	1.00	1.00	35,000.00	35,000.00	79,100							

REVIEW DATE 04/15/2024 BY WWA Total Acres: 2.26 Total Land Value: 79,100 Market: 0 Agricultural: 0 Common: 79,100 PRINTED 07/30/2025 BY SYS

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Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

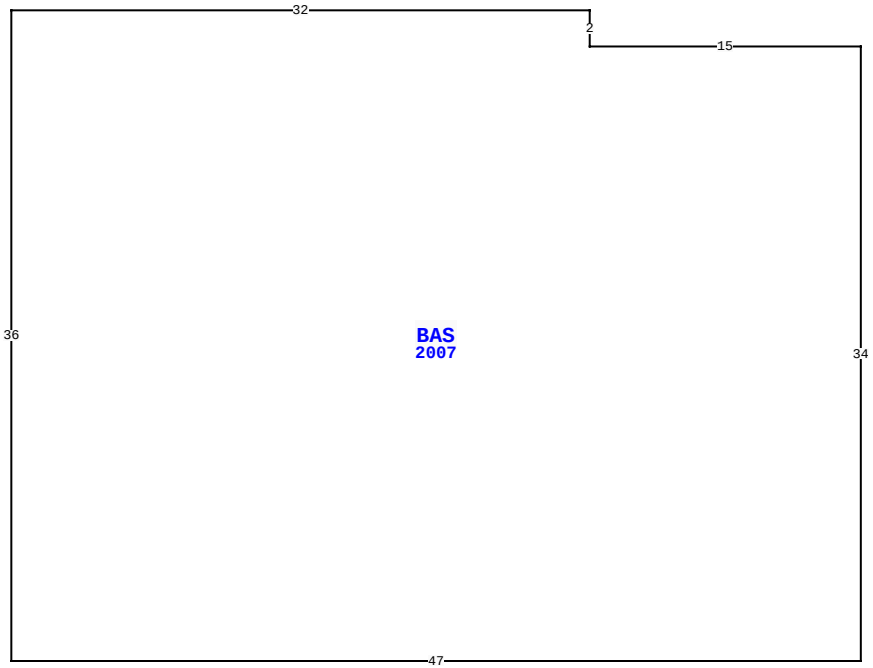
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,662	100	2007	1,662	45,144
TOTALS	1,662			1,662	45,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,662	96.6000	35.74	59,400	2007	2007	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2022 Heated Area: 1662 HX Base Yr 2022



37421 INGHAM RD, HILLIARD

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1362/0043	10/26/2005	WD	Q	V		38,000
GRANTOR: SMITH ANTHONY & JULIE						
GRANTEE: SANDSTROM KENNETH J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 N2 W32 S36 E47 N34 $.

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 04/15/2024 BY WWA Total Acres: 2.26 Total Land Value: 79,100 Market: 0 Agricultural: 0 Common: 79,100 PRINTED 07/30/2025 BY SYS