PT OF NE1/4 OF NE1/4
IN OR 2529/727

NEWTON BRENT D & NICOLE R
37116 LEE STREET
HILLIARD, FL 32046

2025

17-3N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
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

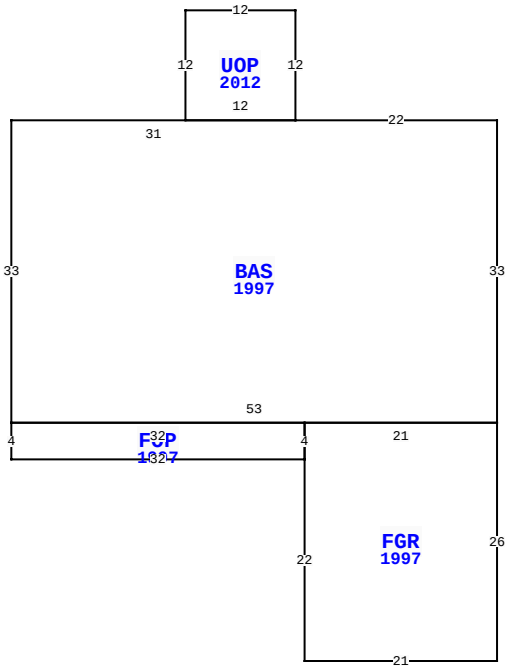
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,749	100	1997	1,749	191,957
FGR	546	55	1997	300	32,926
FOP	128	30	1997	38	4,171
UOP	144	20	2012	29	3,183
TOTALS	2,567			2,116	232,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,116	99.5778	131.44	278,127	1997	2002	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2022 Heated Area: 1749 HX Base Yr 2022



37116 LEE 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		232,236
TOTAL MARKET OB/XF VALUE		3,564
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		259,800
SOH/AGL Deduction		83,569
ASSESSED VALUE		176,231
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,509
TOTAL JUST VALUE		259,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200282	ROOF	0	01/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/0727	11/19/2021	WD	Q	I	01	247,000
GRANTOR: WARR DANIEL L						
GRANTEE: NEWTON BRENT D & NI						
0796/0552	6/12/1997	WD	Q	I		107,500
GRANTOR: BRANNAN THERON W & MU						
GRANTEE: WARR C MICHAEL ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W22 UOP=[YR=2012] N12 W12 S12 E12 $ W31 S33
FOP=[YR=1997] S4 E32 FGR=[YR=1997] S22 E21 N26 W21 S4 $ N4
W32 $ E53 N33 $.

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	952.00	SF	5.20	5.20	100	1997	1997	3	72	3,564	

LAND DESCRIPTION

TOTAL OB/XF 3,564

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-2	118.00	150.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 04/05/2022 BY TWA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS