PT OF NE1/4 OF NE1/4
IN OR 2696/903

ALEXANDER REBECCA A & CODY
37036 LEE ST
HILLIARD, FL 32046

2025

17-3N-24-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

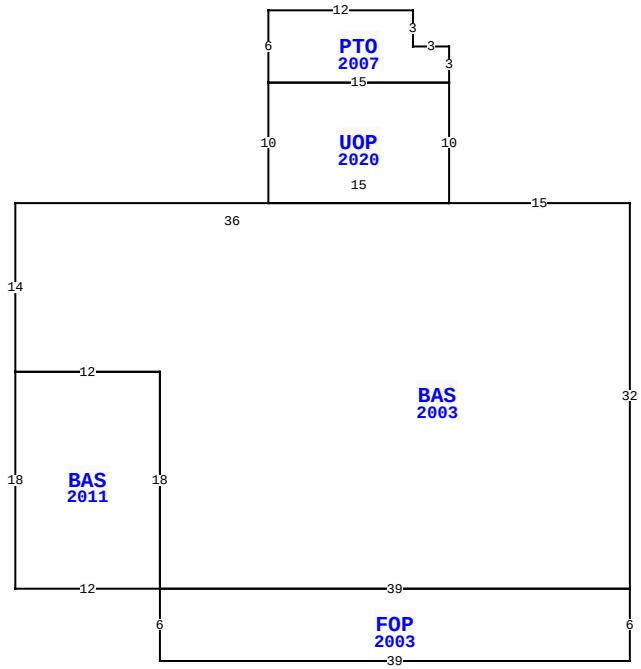
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	2003	1,416	179,662
BAS	216	100	2011	216	27,406
FOP	234	30	2003	70	8,882
PTO	81	5	2007	4	507
UOP	150	20	2020	30	3,806
TOTALS	2,097			1,736	220,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,736	107.1000	141.37	245,418	2003	2003	0	0	0	10.25	89.75

1 SNGL FAM – 100% - 2025 Heated Area: 1632 HX Base Yr 2025



37036 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		226,154
TOTAL MARKET OB/XF VALUE		8,064
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		258,218
SOH/AGL Deduction		0
ASSESSED VALUE		258,218
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,496
TOTAL JUST VALUE		258,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0701013	CARPORT	4,809	01/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/903	2/22/2024	WD	Q	I	01	319,800
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: ALEXANDER REBECCA A						
2682/436	11/28/2023	WD	U	I	37	288,200
GRANTOR: BARNES MICHELLE & BOB						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 UOP=[YR=2020] N10 PTO=[YR=2007] N3 W3 N3 W12 S6 E15$ W15 S10 E15$ W36 S14 BAS=[YR=2011] S18 E12 N18 W12$ E12 S18 FOP=[YR=2003] S6 E39 N6 W39$ E39 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	1,817.00	SF	4.00	4.00	100	2004	2004	3	83	6,032	
3	0477	VF 4 SLAT	0	100	0	0	151.00	LF	14.00	14.00	100	2007	2007	3	69	1,459	
4	0469	VF LATTIC	0	100	0	0	151.00	SF	5.50	5.50	100	2007	2007	3	69	573	

LAND DESCRIPTION

TOTAL OB/XF 8,064

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	113.00	140.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 02/26/2025 BY WWA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

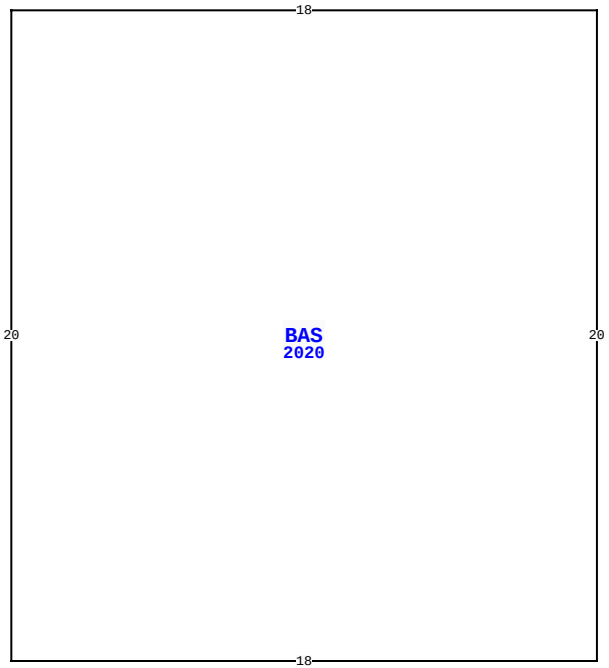
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2020	360	5,891
TOTALS	360			360	5,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	360	58.1900	21.53	7,751	2007	2007	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2025 Heated Area: 360 HX Base Yr 2025



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GRANTOR: BARNES MICHELLE & BOB						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 S20 E18 N20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/26/2025 BY WWA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS