N2/3 OF W1/2 OF NE1/4 OF NE1/4
IN OR 2176/669
EX OR 67 PG 499

HART JONATHAN E & JENNIFER B
37270 LEE ST
HILLIARD, FL 32046

2025

17-3N-24-0000-0003-0000

BUILDING CHARACTERISTICS

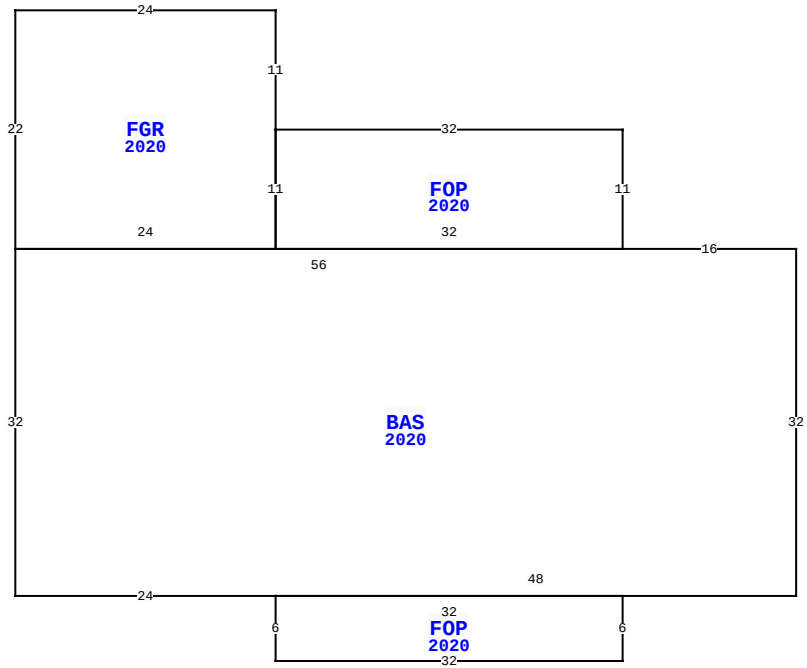
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5400	TIMBERLAND 90+
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	2,304	100	2020	2,304	300,520
FGR	528	55	2020	290	37,826
FOP	192	30	2020	58	7,565
FOP	352	30	2020	106	13,826
TOTALS	3,376			2,758	359,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,758	100.3200	132.42	365,214	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2304 HX Base Yr 2021



37270 LEE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	06/10/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		381,045
TOTAL MARKET OB/XF VALUE		10,176
TOTAL LAND VALUE - MARKET		247,500
TOTAL MARKET VALUE		544,646
SOH/AGL Deduction		142,744
ASSESSED VALUE		401,902
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		351,180
TOTAL JUST VALUE		638,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2176/0669	2/08/2018	WD	Q	V	05	66,700
GRANTOR: CCRC WOODLANDS LTD ET						
GRANTEE: HART JONATHAN E & J						
0724/0971	2/24/1995	WD	U	V	09	6,425,000
GRANTOR: CASSIDY CAROL T						
GRANTEE: CCRC WOODLANDS LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FOP=[YR=2020] N11 W32 FGR=[YR=2020] N11 W24 S22 E24 N11$ S11 E32$ W56 S32 E24 FOP=[YR=2020] S6 E32 N6 W32$ E48 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	2,596.00	SF	4.00	4.00	100	2020	2020	3	98	10,176	

LAND DESCRIPTION

TOTAL OB/XF 10,176

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	005000	C	AGRICULTURAL	100		R-2	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005400	A	TIMBER 1 N S	0		R-2	0.00	0.00	5.00	AC		1.00	1.00	1.00	685.00	685.00	3,425							
3	009910	M	MARKET VALUE	0		R-2	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							
4	005000	C	AGRICULTURAL	100		R-2	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 04/02/2025 BY WWA Total Acres: 10.00 Total Land Value: 153,425 Market: 97,500 Agricultural: 3,425 Common: 150,000 PRINTED 07/30/2025 BY SYS

N2/3 OF W1/2 OF NE1/4 OF NE1/4
IN OR 2176/669
EX OR 67 PG 499

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HILLIARD, FL 32046

2025

17-3N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

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	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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

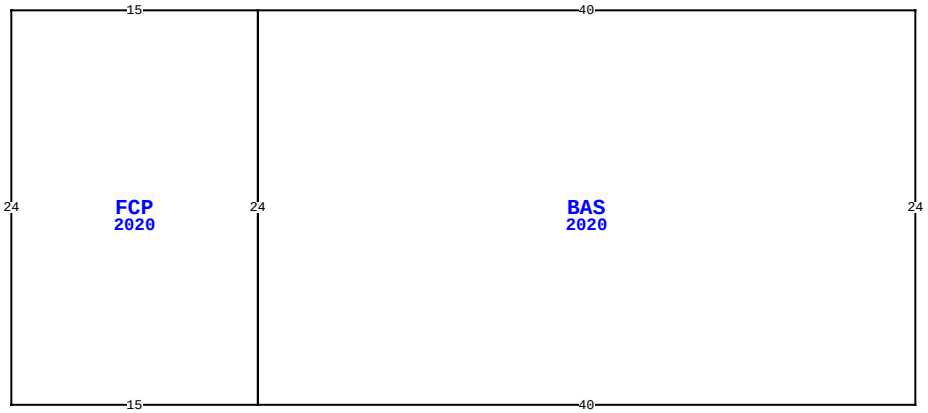
DOR CODE 5400 TIMBERLAND 90+
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2020	960	19,482
FCP	360	25	2020	90	1,827
TOTALS	1,320			1,050	21,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,050	57.1320	21.14	22,197	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2021 Heated Area: 960 HX Base Yr 2021



BLD DATE	
XF DATE	
INC DATE	
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LAND DATE	05/12/2025 MLU
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37270 LEE ST, HILLIARD

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GRANTOR: CASSIDY CAROL T						
GRANTEE: CCRC WOODLANDS LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W40 S24 E40 N24 $
FCP=[YR=2020;ORIG=-55,24] E15 N24 W15 S24 $
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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

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