PT OF NW1/4 OF NW1/4 OF
SEC 21-3N-24E IN OR 2682/1303

HENRY SMITH HOUSE LLC
37122 WEST 3RD ST
HILLIARD, FL 32046

2025

21-3N-24-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

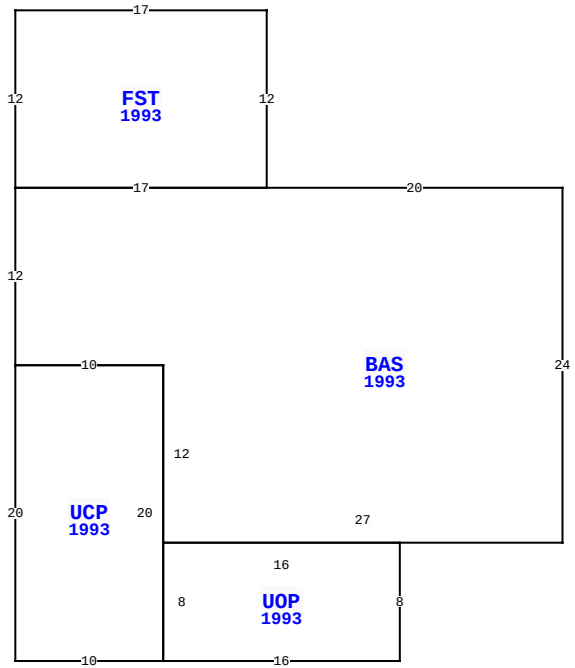
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1993	768	62,880
FST	204	55	1993	112	9,170
UCP	200	20	1993	40	3,275
UOP	128	20	1993	26	2,129
TOTALS	1,300			946	77,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	946	107.7300	107.73	101,913	1957	1957	0	0	0	24.00	76.00

1 SINGLE FAM – 0% - 2024 Heated Area: 768 HX Base Yr



371276 HENRY SMITH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	77,454
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	26,100
TOTAL MARKET VALUE	103,554
SOH/AGL Deduction	3,211
ASSESSED VALUE	100,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,343
TOTAL JUST VALUE	103,554
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/1303	12/04/2023	WD	Q	I	01	100,000
GRANTOR: REGENCY LITHO ASSETS						
GRANTEE: HENRY SMITH HOUSE L						
2668/1518	9/21/2023	WD	U	I	37	73,000
GRANTOR: SMITH ALAN						
GRANTEE: REGENCY LITHO ASSET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FST=[YR=1993] N12 W17 S12 E17$ W17 S12
UCP=[YR=1993] S20 E10 UOP=[YR=1993] E16 N8 W16 S8$ N20 W10$
E10 S12 E27 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

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
1	000100	C	RES	0	0006	OR	122.00	110.00	0.29	AC		1.00	1.00	2.00	45,000.00	90,000.00	26,100							

REVIEW DATE 03/13/2024 BY WWA Total Acres: 0.29 Total Land Value: 26,100 Market: 0 Agricultural: 0 Common: 26,100 PRINTED 07/30/2025 BY SYS