LOT A
ESMT OR 521/445
DAVIS ACRES PB 5/58

SMITH MATTHEW ADAM
38345 OAK GROVE DRIVE
HILLIARD, FL 32046

**2025**

**37-4N-24-2300-000A-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

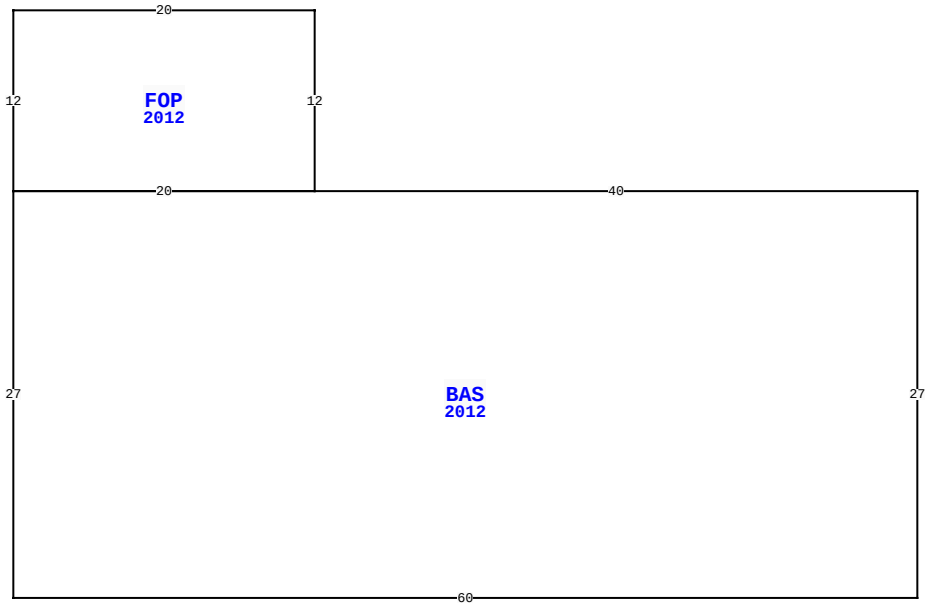
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| 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 | 1,620 | 100 | 2012 | 1,620 | 87,930 |
| FOP | 240 | 30 | 2012 | 72 | 3,908 |
| TOTALS | 1,860 | | | 1,692 | 91,838 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,692 | 122.8000 | 104.38 | 176,611 | 1999 | 2004 | 0 | 0 | 0 | 48.00 | 52.00 |

1 M/H 94+ – 0% - 2022 Heated Area: 1620 HX Base Yr 2022




38345 OAK GROVE DR, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 341,693 |
| TOTAL MARKET OB/XF VALUE | | 4,340 |
| TOTAL LAND VALUE - MARKET | | 97,890 |
| TOTAL MARKET VALUE | | 443,923 |
| SOH/AGL Deduction | | 72,792 |
| ASSESSED VALUE | | 371,131 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 320,409 |
| TOTAL JUST VALUE | | 443,923 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 426,690 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21000992 | CO ISSUED | 0 | 01/28/2021 |
| 20002766 | NEW CONSTR | 249,733 | 04/13/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2360/1853 | 4/28/2020 | WD | U | I | 11 | 100 |
| GRANTOR: DAVIS JOYCE A | | | | | | |
| GRANTEE: SMITH MATTHEW A | | | | | | |
| 2359/1909 | 4/28/2020 | WD | U | I | 11 | 100 |
| GRANTOR: DAVIS JOYCE A | | | | | | |
| GRANTEE: SMITH MATTHEW ADAM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W40 FOP=[YR=2012] N12 W20 S12 E20$ W20 S27 E60 N27$.

## 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 | 1,096.00 | SF | 4.00 | 4.00 | 100 | 2021 | 2021 | 3 | 99 | 4,340 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,340

| 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 | 0007 | OR | 0.00 | 0.00 | 5.02 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 97,890 | | | | | | | |

REVIEW DATE 07/20/2021 BY TW Total Acres: 5.02 Total Land Value: 97,890 Market: 0 Agricultural: 0 Common: 97,890 PRINTED 07/30/2025 BY SYS

LOT A
ESMT OR 521/445
DAVIS ACRES PB 5/58

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38345 OAK GROVE DRIVE
HILLIARD, FL 32046

**2025**

**37-4N-24-2300-000A-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

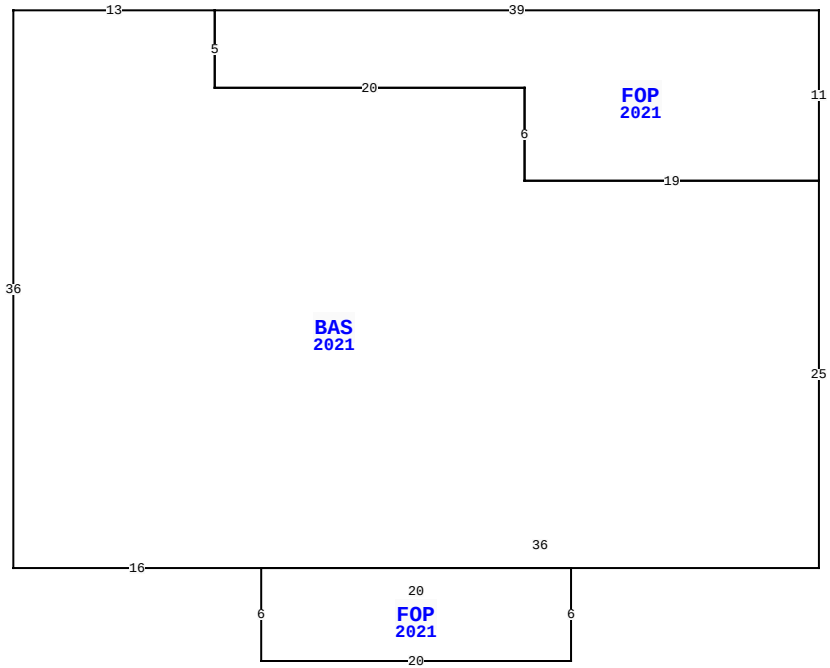
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,563 | 100 | 2021 | 1,563 | 230,806 |
| FOP | 120 | 30 | 2021 | 36 | 5,316 |
| FOP | 309 | 30 | 2021 | 93 | 13,733 |
| TOTALS | 1,992 | | | 1,692 | 249,855 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,692 | 113.0000 | 149.16 | 252,379 | 2021 | 2021 | 0 | 0 | 0 | 1.00 | 99.00 |

2 SNGL FAM – 100% - 2022 Heated Area: 1563 HX Base Yr 2022




38345 OAK GROVE DR, HILLIARD

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| XF DATE | | LAND DATE | 05/09/2025 MLU |
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|---|---|---|---|---|---|---|
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| GRANTOR: DAVIS JOYCE A | | | | | | |
| GRANTEE: SMITH MATTHEW A | | | | | | |
| 2359/1909 | 4/28/2020 | WD | U | I | 11 | 100 |
| GRANTOR: DAVIS JOYCE A | | | | | | |
| GRANTEE: SMITH MATTHEW ADAM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2021] W39 BAS=[YR=2021] W13 S36 E16 FOP=[YR=2021] S6 E20 N6 W20$ E36 N25 W19 N6 W20 N5$ S5 E20 S6 E19 N11$.

## 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 07/20/2021 BY TW Total Acres: 5.02 Total Land Value: 97,890 Market: 0 Agricultural: 0 Common: 97,890 PRINTED 07/30/2025 BY SYS