LOTS 1 THRU 7, 11 & 12
DUNNS SURVEY & PT OF SW1/4 OF
NW1/4 OF SEC 4-3N-24E IN OR 2480

BROCK CHADWICK
PO BOX 1325
HILLIARD, FL 32046

2026

04-3N-24-2320-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

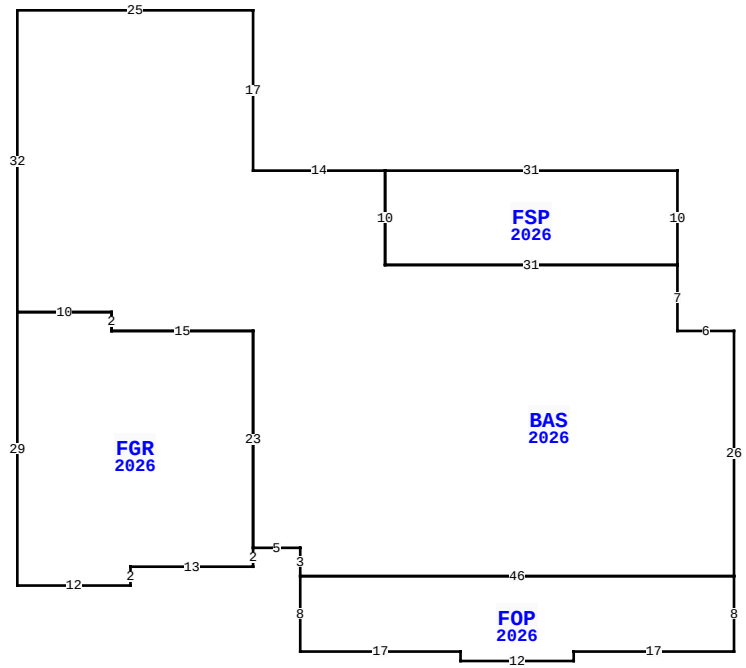
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	5500	TIMBERLAND 80-89
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	2,596	100	2026	2,596	386,778
FGR	669	55	2026	368	54,828
FOP	380	30	2026	114	16,985
FSP	310	40	2026	124	18,475
TOTALS	3,955			3,202	477,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,202	89.7552	148.99	477,066	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 0% - 2026 Heated Area: 2596 HX Base Yr



37383 CREPE MYRTLE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	03/20/2024 DC

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	477,066
TOTAL MARKET OB/XF VALUE	96,160
TOTAL LAND VALUE - MARKET	1,353,620
TOTAL MARKET VALUE	665,144
SOH/AGL Deduction	0
ASSESSED VALUE	665,144
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	665,144
TOTAL JUST VALUE	1,926,846
NCON VALUE	573,226
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	656,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250011290	NW RES SCN	22,680	10/08/2025
CO250008928			08/08/2025
SP250008075	POOL RESI	85,765	07/22/2025
B240012893	NEW SFR		11/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/0214	7/15/2021	WD	Q	I	01	424,000
GRANTOR: FAHLGREN KIMBERLY JOY						
GRANTEE: BROCK CHADWICK						
2352/0179	4/06/2020	WD	Q	V	01	350,000
GRANTOR: FAHLGREN KIMBERLY JOY						
GRANTEE: BROCK CHADWICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=55,-10] W25 S32 E10 S2 E15 S23 E5 S3 E46
N26 W6 N7 W31 N10 W14 N17 $
FGR=[YR=2026;ORIG=30,22] E10 S2 E15 S23 S2 W13 S2 W12 N29 $
FOP=[YR=2026;ORIG=60,50] E46 S8 W17 S1 W12 N1 W17 N8 $
FSP=[YR=2026;ORIG=69,7] E31 S10 W31 N10 $
.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
2	0680	POLE SHED	0	0	60	40	2,400.00	SF	10.00	10.00	100	2026	2025		100	24,000	
3	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	
5	0911	SCRN RM A	0	0	0	0	1,120.00	SF	18.00	18.00	100	2026	2025		100	20,160	

LAND DESCRIPTION

TOTAL OB/XF 96,160

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	0					1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	71.42	AC		1.00	1.00	1.00	530.00	530.00	37,853							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	170.00	170.00	3,400							
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	27.00	AC		1.00	1.00	1.00	395.00	395.00	10,665							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	119.42	AC		1.00	1.00	1.00	11,000.00	11,000.00	1,313,620							

REVIEW DATE 01/09/2026 BY WW Total Acres: 119.42 Total Land Value: 91,918 Market: 1,313,620 Agricultural: 51,918 Common: 40,000 PRINTED 07/09/2026 BY SYS