NW1/2 OF LOT 12
IN OR 2473/1133
LINCOLN SUB

SANBORN ZACHARY D
371102 OXFORD ST
HILLIARD, FL 32046

2026

05-3N-24-2340-0012-0000

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 50
Interior Floo	14	CARPET 50
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	01	Quality Level 01

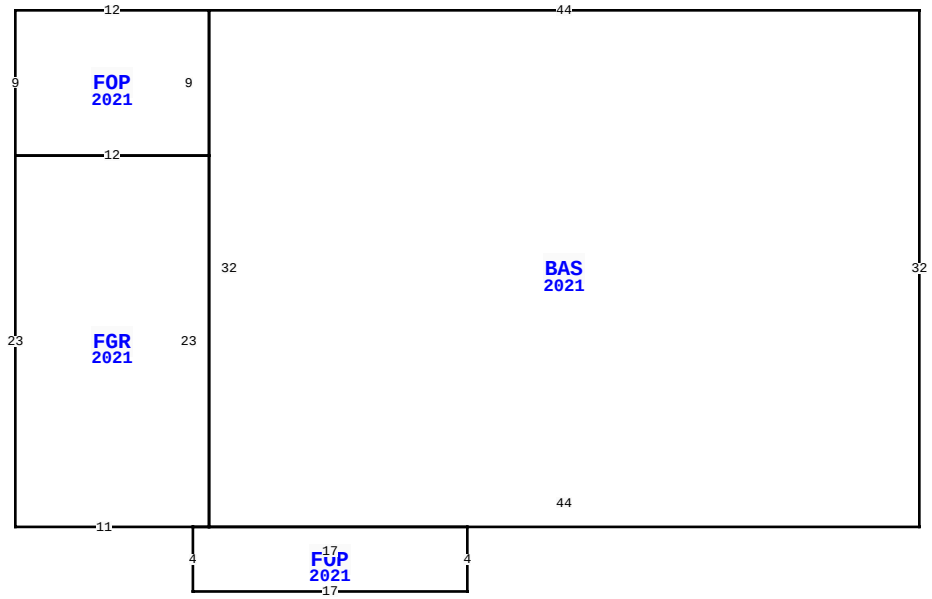
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	2021	1,408	199,975
FGR	276	55	2021	152	21,588
FOP	68	30	2021	20	2,841
FOP	108	30	2021	32	4,545
TOTALS	1,860			1,612	228,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,612	103.7340	144.19	232,434	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 1408 HX Base Yr 2023



371102 OXFORD ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		228,947
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		36,585
TOTAL MARKET VALUE		265,532
SOH/AGL Deduction		16,568
ASSESSED VALUE		248,964
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,553
TOTAL JUST VALUE		265,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210000	CO ISSUED	0	06/03/2021
20210000	NEW CONSTR	0	01/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/1133	6/24/2021	WD	Q	I	01	210,000
GRANTOR: INTACT CONSTRUCTION M						
GRANTEE: SANBORN ZACHARY D						
2473/1131	6/24/2021	WD	U	V	11	100
GRANTOR: BUCHANAN BENJAMIN & S						
GRANTEE: INTACT CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W44 FOP=[YR=2021] W12 S9 FGR=[YR=2021] S23 E11 FOP=[YR=2021] S4 E17 N4 W17$ E1 N23 W12$ E12 N9$ S32 E44 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

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	100	0006	R-3	93.00	420.00	93.02	FF	4	1.14	1.00	1.14	345.00	393.30	36,585							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 36,585 Market: 0 Agricultural: 0 Common: 36,585 PRINTED 07/09/2026 BY SYS