BLK 10 PT LOT 4
IN OR 2829/1279
TOWN OF HILLIARD PBK 1/28

PASTERS TRAVIS K
37639 W FIRST ST
HILLIARD, FL 32046

2026

08-3N-24-2380-0010-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

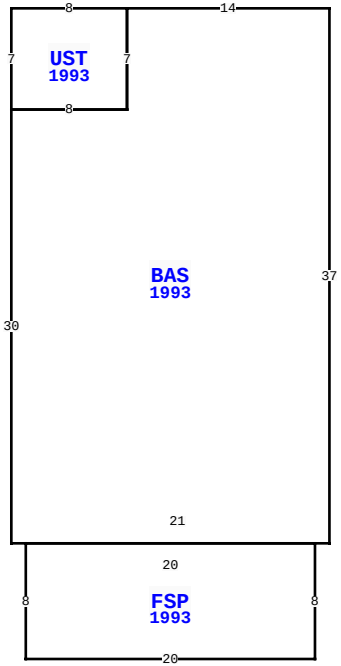
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	758	100	1993	758	46,683
FSP	160	40	1993	64	3,941
UST	56	45	1993	25	1,540
TOTALS	974			847	52,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	847	86.9000	91.24	77,280	1924	1924	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2026 Heated Area: 758 HX Base Yr 2026



37639 W FIRST 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		52,164
TOTAL MARKET OB/XF VALUE		288
TOTAL LAND VALUE - MARKET		37,950
TOTAL MARKET VALUE		90,402
SOH/AGL Deduction		0
ASSESSED VALUE		90,402
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,991
TOTAL JUST VALUE		90,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2829/1279	11/13/2025	QC	U	I	11	100
GRANTOR: PASTERS SANDRA						
GRANTEE: PASTERS TRAVIS K						
0627/0335	5/29/1991	AD	Q	I	01	10,000
GRANTOR: VANZANT H & B TRUST						
GRANTEE: PASTERS JACK JR & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UST=[YR=1993] W8 S7 E8N7 $ S7 W8 S30 E1
FSP=[YR=1993] S8 E20 N8 W20$ E21 N37$.

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	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	1985	1985	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 288

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-2	110.00	210.00	110.00	FF		1.00	1.00	1.00	345.00	345.00	37,950							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 37,950 Market: 0 Agricultural: 0 Common: 37,950 PRINTED 07/09/2026 BY SYS