BLOCK 12 S50 FT OF LOT 4
IN OR 597/83-85
TOWN OF HILLIARD

HOFFMAN JAMES
PO BOX 818
HILLIARD, FL 32046-0818

2026

08-3N-24-2380-0012-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

37090 ORANGE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,481
TOTAL LAND VALUE - MARKET	39,375
TOTAL MARKET VALUE	44,856
SOH/AGL Deduction	16,454
ASSESSED VALUE	28,402
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,402
TOTAL JUST VALUE	44,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0303039	OTHER	0	03/14/2003
0302013	GARAGE	6,500	02/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0597/0085	5/11/1990	WD	Q	V	06	2,000
GRANTOR: HEINTZELMAN FRANCES						
GRANTEE: HOFFMAN JAMES						
0597/0084	5/11/1990	WD	Q	V	06	2,000
GRANTOR: MERRY WALTER C						
GRANTEE: HOFFMAN JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

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	0510	GARAGE WD-	0	0	30	18	540.00	SF	35.00	35.00	100	2003	2003	3	29	5,481	

LAND DESCRIPTION

TOTAL OB/XF 5,481

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	001001	C	V CM/XFOBT	0		C-1 -	50.00	210.00	10,500.00	SF		1.00	1.00	1.00	3.75	3.75	39,375							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.24 Total Land Value: 39,375 Market: 0 Agricultural: 0 Common: 39,375 PRINTED 07/09/2026 BY SYS