BLOCK 13 LOT E1/2 OF 3
TOWN OF HILLIARD

FRANKLIN GREGORY W
PO BOX 610
HILLIARD, FL 32046

2026

08-3N-24-2380-0013-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

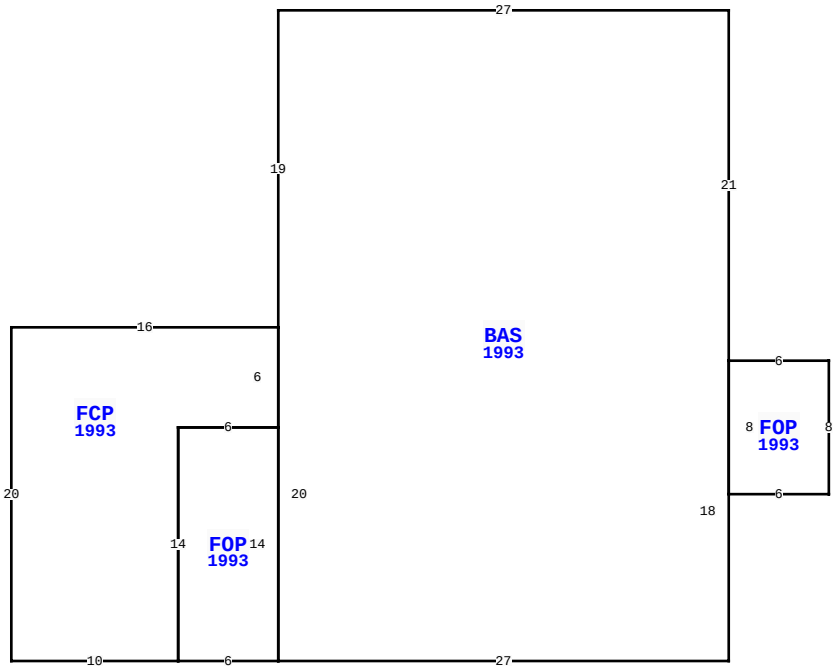
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,053	100	1993	1,053	78,901
FCP	236	25	1993	59	4,421
FOP	48	30	1993	14	1,049
FOP	84	30	1993	25	1,873
TOTALS	1,421			1,151	86,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,151	139.9200	146.92	169,105	1947	1947	0	0	0	49.00	51.00

1 SINGLE FAM 0% - 2025 Heated Area: 1053 HX Base Yr



37356 W THIRD ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	86,244
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,150
TOTAL MARKET VALUE	152,394
SOH/AGL Deduction	8,205
ASSESSED VALUE	144,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,189
TOTAL JUST VALUE	152,394
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140148	REPAIR/RRF	0	12/04/2014
20140056	ADDITION	0	06/09/2014
20130097	NEW CONSTR	0	12/30/2013
07-0038	REPAIR/RRF	1,600	07/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2745/125	10/15/2024	WD	Q	I	01	150,000
GRANTOR: ISHAM ROBERT J & ALAN						
GRANTEE: FRANKLIN GREGORY W						
2083/0117	11/10/2016	QC	U	I	11	100
GRANTOR: GOODWIN SANDRA						
GRANTEE: ISHAM ROBERT J & AL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W6 BAS=[YR=1993] N21 W27 S19 FCP=[YR=1993] W16 S20 E10 FOP=[YR=1993] E6 N14 W6 S14 $ N14 E6 N6 $ S20 E27 N18 $ S8 E6 N8 $.

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
1	000100	C	RES	0	0006	C-1	-105.00	210.00	22,050.00	SF		1.00	1.00	1.00	3.00	3.00	66,150							

REVIEW DATE 03/06/2025 BY WWA Total Acres: 0.51 Total Land Value: 66,150 Market: 0 Agricultural: 0 Common: 66,150 PRINTED 07/09/2026 BY SYS