IN OR 17 PG 428 CO REC
BLOCK 52 PT OF LOT 1
TOWN OF HILLIARD

MCKINNON HOSEA EST
PO BOX 1303
HILLIARD, FL 32046-1303

2026

08-3N-24-2380-0052-0012

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	05	DRYWALL 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

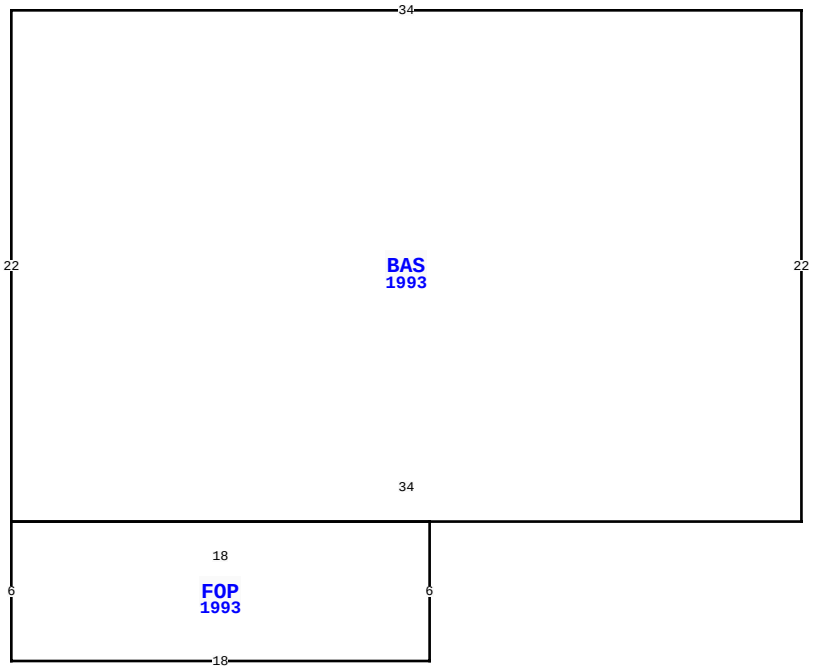
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100	1993	748	63,195
FOP	108	30	1993	32	2,703
TOTALS	856			780	65,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	780	104.5000	109.72	85,582	1962	1962	0	0	0	23.00	77.00

1 SINGLE FAM 0% - 0 Heated Area: 748 HX Base Yr



37070 OXFORD ST, HILLIARD

BLD DATE	08/15/2008	JH	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	65,898
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,765
TOTAL MARKET VALUE	78,663
SOH/AGL Deduction	0
ASSESSED VALUE	78,663
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,663
TOTAL JUST VALUE	78,663
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9005048	DEMOLITION	0	05/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S22 FOP=[YR=1993] S6 E18 N6 W18$E34 N22$.

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	R-2	50.00	100.00	50.00	FF	4	0.74	1.00	0.74	345.00	255.30	12,765							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 12,765 Market: 0 Agricultural: 0 Common: 12,765 PRINTED 07/09/2026 BY SYS