BLOCK 52 W1/2 OF LOT 4
TOWN OF HILLIARD

SIMNICK DENNIS S & JUDITH C
37237 W FIRST ST
HILLIARD, FL 32046

2026

08-3N-24-2380-0052-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

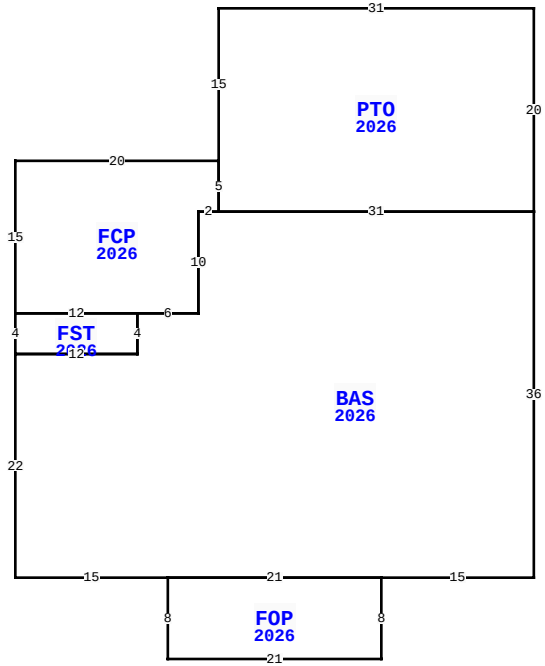
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	2026	1,608	260,496
FCP	280	25	2026	70	11,340
FOP	168	30	2026	50	8,100
FST	48	55	2026	26	4,212
PTO	620	5	2026	31	5,022
TOTALS	2,724			1,785	289,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,785	116.5500	162.00	289,170	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1608 HX Base Yr 2026



37237 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		289,170
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		39,848
TOTAL MARKET VALUE		329,018
SOH/AGL Deduction		86,992
ASSESSED VALUE		242,026
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		185,615
TOTAL JUST VALUE		329,018
NCON VALUE		289,170
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		40,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20240339	NEW SFR		05/30/2025
20240339	NEW SFR		12/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2793/1423	6/04/2025	WD	Q	I	01	390,000
GRANTOR: WHITE TRACY & BRENDA						
GRANTEE: SIMNICK DENNIS S &						
2729/1438	7/31/2024	WD	Q	V	01	50,000
GRANTOR: REINER HOWARD GARY &						
GRANTEE: WHITE TRACY & BREND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=130,0] W31 W2 S10 W6 S4 W12 S22 E15 E21 E15 N36 $
FOP=[YR=2026;ORIG=94,36] S8 E21 N8 W21 $
FCP=[YR=2026;ORIG=79,-5] E20 S5 W2 S10 W6 W12 N15 $
FST=[YR=2026;ORIG=79,10] E12 S4 W12 N4 $
PTO=[YR=2026;ORIG=130,0] N20 W31 S15 S5 E31 $
.

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-2	105.00	210.00	105.00	FF		1.00	1.00	1.10	345.00	379.50	39,848							

REVIEW DATE 05/29/2025 BY WW Total Acres: 0.00 Total Land Value: 39,848 Market: 0 Agricultural: 0 Common: 39,848 PRINTED 07/09/2026 BY SYS