BLOCK 52 LOT E1/2 OF 4
IN OR 2216/1732
TOWN OF HILLIARD

SHELDON AMANDA K
37255 W 1ST ST
HILLIARD, FL 32046

2026

08-3N-24-2380-0052-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

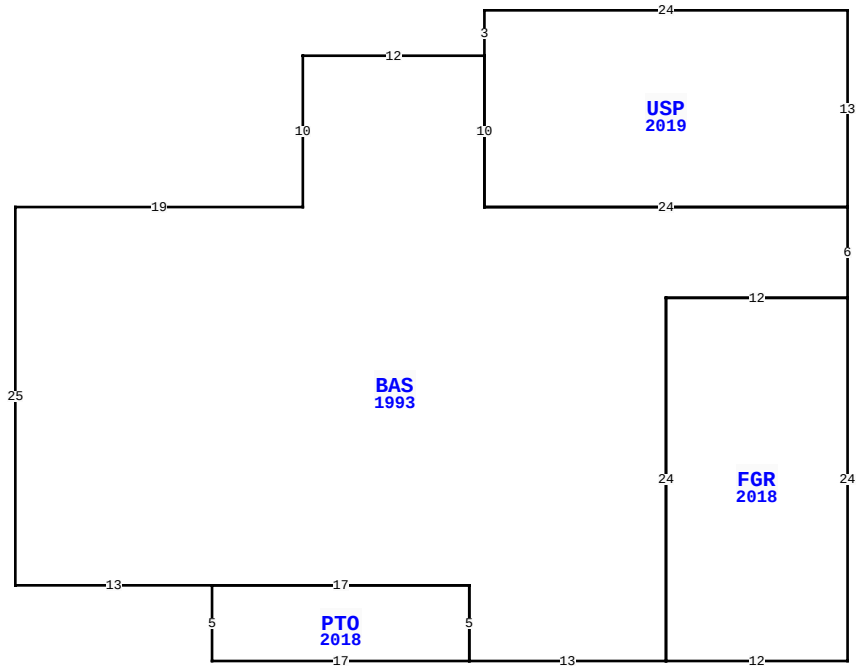
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100	1993	1,332	165,046
FGR	288	55	2018	158	19,578
PTO	85	5	2018	4	496
USP	312	30	2019	94	11,647
TOTALS	2,017			1,588	196,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,588	124.2207	130.43	207,123	1959	2015	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2020 Heated Area: 1332 HX Base Yr 2020



37255 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		196,767
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		36,225
TOTAL MARKET VALUE		233,692
SOH/AGL Deduction		120,941
ASSESSED VALUE		112,751
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,340
TOTAL JUST VALUE		233,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190108	ADDITION	0	05/07/2019
20170189	REMODEL	0	10/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/1732	8/01/2018	WD	Q	I	01	160,000
GRANTOR: MCG HOMES LLC						
GRANTEE: SHELDON AMANDA K						
2145/1002	9/05/2017	WD	Q	I	01	60,000
GRANTOR: GOODWIN JAMES W & HAR						
GRANTEE: MCG HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2019] W24 S3 BAS=[YR=1993] W12 S10 W19 S25 E13 PTO=[YR=2018] S5 E17 N5 W17$ E17 S5 E13 FGR=[YR=2018] E12 N24 W12 S24$ N24 E12 N6 W24 N10$ S10 E24 N13$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1959	1959	3	20	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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	1.00	345.00	345.00	36,225							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 36,225 Market: 0 Agricultural: 0 Common: 36,225 PRINTED 07/09/2026 BY SYS