BLOCK 53 S1/2 OF W160' OF LOT2
TOWN OF HILLIARD

BENSON DEBORAH P L/E/
PO BOX 686
HILLIARD, FL 32046-0686

2026

08-3N-24-2380-0053-0023

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	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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

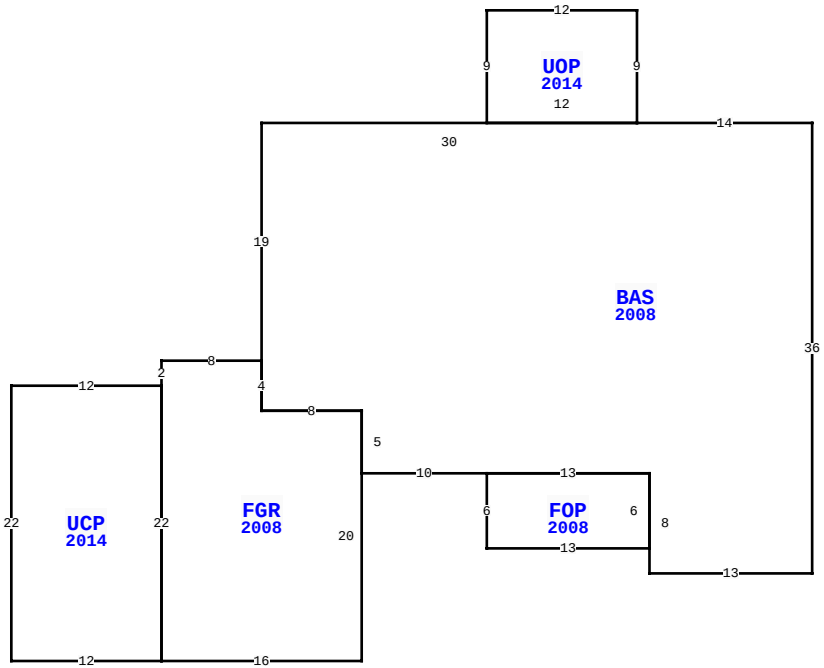
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2008	1,296	165,792
FGR	352	55	2008	194	24,818
FOP	78	30	2008	23	2,942
UCP	264	20	2014	53	6,780
UOP	108	20	2014	22	2,814
TOTALS	2,098			1,588	203,146

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	132.4317	139.05	220,811	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM 0% - 0 Heated Area: 1296 HX Base Yr



37388 W FIRST ST, HILLIARD

BLD DATE	12/18/2008 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	203,146
TOTAL MARKET OB/XF VALUE	15,600
TOTAL LAND VALUE - MARKET	33,689
TOTAL MARKET VALUE	252,435
SOH/AGL Deduction	0
ASSESSED VALUE	252,435
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,435
TOTAL JUST VALUE	252,435
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014123	XFOB	10,000	09/19/2014
B0808107	NEW CONSTR	62,700	07/09/2008
E0808106	ELEC OTHER	0	07/09/2008
M0808104	H/AC	0	07/09/2008
P0808105	OTHER	0	07/09/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2863/0928	4/24/2026	LE	U	I	11	100
GRANTOR: BENSON DEBORAH P L/E						
GRANTEE: BEASLEY JOSEPH SHAN						
1741/1610	6/02/2011	WD	U	I	11	95,000
GRANTOR: CITIZENS STATE BANK						
GRANTEE: BENSON JOSEPH E & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 UOP=[YR=2014] N9 W12 S9 E12$ W30 S19
FGR=[YR=2008] W8 S2 UCP=[YR=2014] W12 S22 E12 N22$ S22 E16
N20W8N4$S4E8S5E10FOP=[YR=2008] S6E13N6W13$E13S8E13N36$.

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
2	0510	GARAGE WD-	0	0	25	24	600.00	SF	35.00	35.00	100	2014	2014	3	68	14,280	
4	0351	CARPORT MT	0	0	10	24	240.00	SF	10.00	10.00	100	2014	2014	3	55	1,320	

LAND DESCRIPTION

TOTAL OB/XF 15,600

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	0	0006	R-2	105.00	160.00	105.00	FF	4	0.93	1.00	0.93	345.00	320.85	33,689							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 33,689 Market: 0 Agricultural: 0 Common: 33,689 PRINTED 07/09/2026 BY SYS