BLOCK 58 S105 FT OF E105 FT OF
LOT 1 PT OR 2048/261
TOWN OF HILLIARD

MORGAN WILLIAM K & CHRISTIANA S
37246 THIRD ST W
HILLIARD, FL 32046

2026

08-3N-24-2380-0058-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

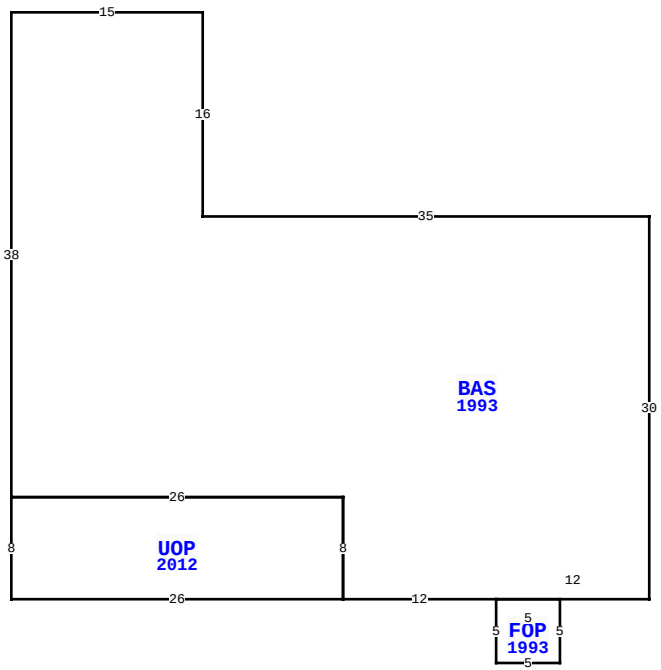
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	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	1,532	100	1993	1,532	140,859
FOP	25	30	1993	8	735
UOP	208	20	2012	42	3,862
TOTALS	1,765			1,582	145,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,582	103.0200	108.17	171,125	1949	1995	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2018 Heated Area: 1532 HX Base Yr 2018



37246 W THIRD 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		145,456
TOTAL MARKET OB/XF VALUE		2,080
TOTAL LAND VALUE - MARKET		27,531
TOTAL MARKET VALUE		175,067
SOH/AGL Deduction		56,925
ASSESSED VALUE		118,142
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		66,731
TOTAL JUST VALUE		175,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110258	OTHER	0	12/13/2011
M0805051	H/AC	2,000	05/14/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2048/0261	5/23/2016	WD	Q	I	05	110,000
GRANTOR: CRAY CYNTHIA D						
GRANTEE: MORGAN WILLIAM K &						
1101/1823	12/18/2002	QC	Q	I	01	100
GRANTOR: HIGGINBOTHAM GENE E						
GRANTEE: HIGGINBOTHAM CYNTHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 N16 W15 S38 UOP=[YR=2012] S8 E26 N8 W26$
E26 S8 E12 FOP=[YR=1993] S5 E5 N5 W5$ E12 N30$.

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	0351	CARPORT MT	0	100	0	0	446.00	SF	10.00	10.00	100	1970	1970	3	20	892	
2	0940	SHEDS/PORT	0	100	12	9	108.00	SF	30.00	30.00	100	1950	1950	3	20	648	
3	0351	CARPORT MT	0	100	18	15	270.00	SF	10.00	10.00	100	1960	1960	3	20	540	

LAND DESCRIPTION

TOTAL OB/XF 2,080

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	105.00	105.00	FF	4	0.76	1.00	0.76	345.00	262.20	27,531							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 27,531 Market: 0 Agricultural: 0 Common: 27,531 PRINTED 07/09/2026 BY SYS