BLOCK 59 E1/2 OF LOT 2 &
W1/2 OF LOT 1
IN OR 1123/1233

MCCOLLUM MATT & KIM
37111 WEST 5TH STREET
HILLIARD, FL 32046

2026

08-3N-24-2380-0059-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

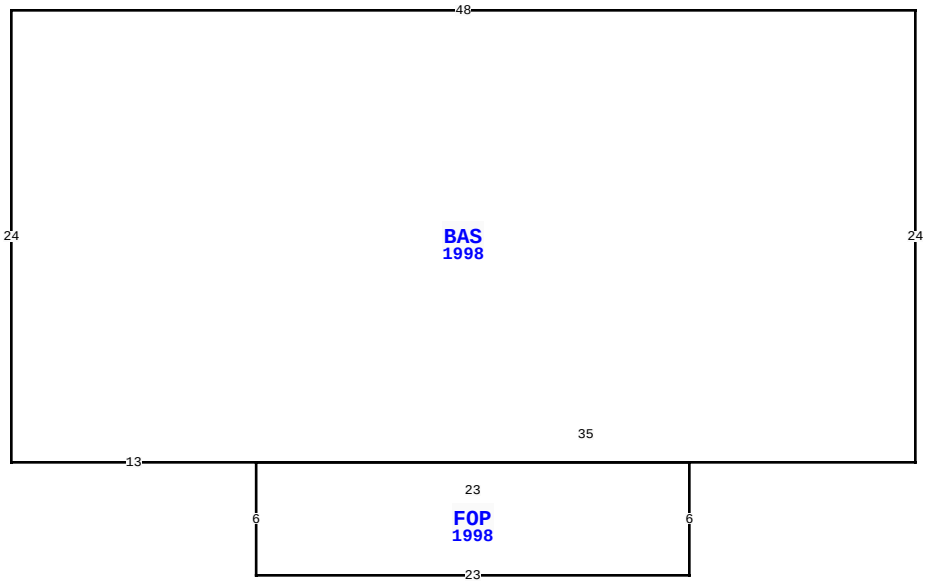
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,152	100	1998	1,152	128,170
FOP	138	30	1998	41	4,562
TOTALS	1,290			1,193	132,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,193	118.7200	124.66	148,719	1998	2003	0	0	0	10.75	89.25

1 SINGLE FAM 100% - 2004 Heated Area: 1152 HX Base Yr 2004



37111 W FIFTH 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		132,732
TOTAL MARKET OB/XF VALUE		320
TOTAL LAND VALUE - MARKET		72,450
TOTAL MARKET VALUE		205,502
SOH/AGL Deduction		98,134
ASSESSED VALUE		107,368
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,957
TOTAL JUST VALUE		205,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9805076	NEW CONSTR	66,730	05/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1123/1233	3/21/2003	WD	Q	I	05	66,000
GRANTOR: CITIFINANCIAL MORTGAG						
GRANTEE: MCCOLLUM MATT & KIM						
1088/0099	10/16/2002	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: CITIFINANCIAL MORTG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S24 E13 FOP=[YR=1998] S6 E23 N6 W23 $ E35 N24 $.

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	1242	WD DECK A	0	100	20	8	160.00	SF	10.00	10.00	100	1999	1999	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 320

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-3	210.00	210.00	210.00	FF		1.00	1.00	1.00	345.00	345.00	72,450							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 07/09/2026 BY SYS