BLOCK 62 LOT 4
IN OR 625/1228
TOWN OF HILLIARD

ROSS KATHLEEN
PO BOX 1202
HILLIARD, FL 32046-1202

2026

08-3N-24-2380-0062-0040

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 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

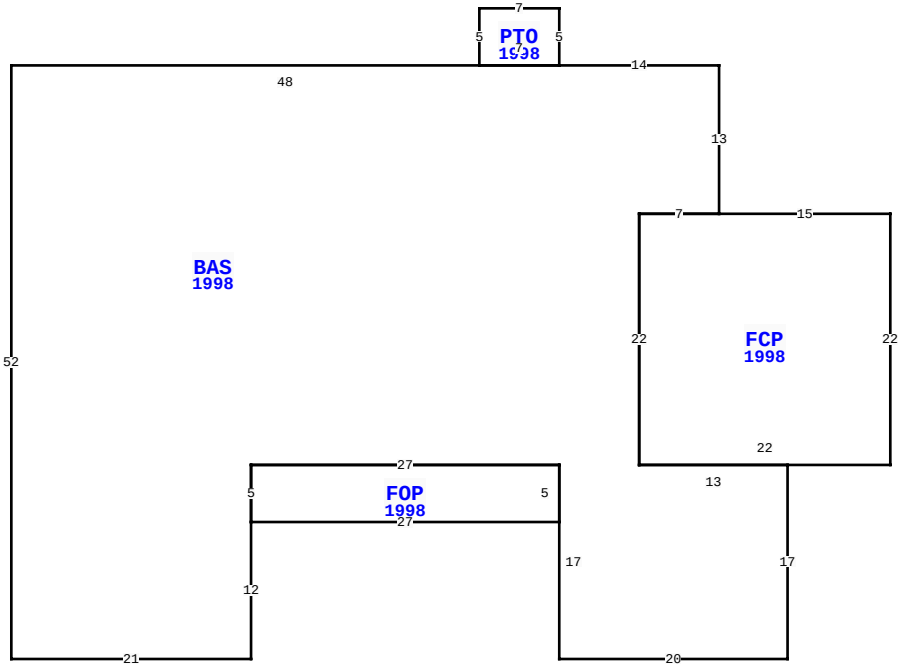
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,713	100	1998	2,713	244,602
FCP	484	25	1998	121	10,910
FOP	135	30	1998	40	3,606
PTO	35	5	1998	2	180
TOTALS	3,367			2,876	259,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,876	98.9820	103.93	298,903	1998	1998	0	0	0	13.25	86.75

1 SINGLE FAM 100% - 1999 Heated Area: 2713 HX Base Yr 1999



37274 W SIXTH 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		259,298
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		72,450
TOTAL MARKET VALUE		331,748
SOH/AGL Deduction		149,505
ASSESSED VALUE		182,243
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,832
TOTAL JUST VALUE		331,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0625/1228	5/09/1991	WD	Q	V		7,500

GRANTOR: GIBSON LOIS
GRANTEE: ROSS KATHLEEN

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1998] W15 BAS=[YR=1998] N13 W14 PTO=[YR=1998] N5 W7 S5 E7 $ W48 S52 E21 N12 FOP=[YR=1998] E27 N5 W27 S5 $ N5 E27 S17 E20 N17 W13 N22 E7 $ W7 S22 E22 N22 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	R-3	210.00	210.00	210.00	FF		1.00	1.00	1.00	345.00	345.00	72,450							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 07/09/2026 BY SYS