

GORDON JACKIE L
P O BOX 1347
HILLIARD, FL 32046

08-3N-24-2380-0067-0031

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				3
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		05	AVERAGE 100		0100	01		889	122.4720		128.60		114,325	1960	1960		0	0	23.50	76.50	VALUATION BY					STANDARD								
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM					100% - 2016					Heated Area: 832					HX Base Yr 2016					Tax Group: 3					Tax Dist:				
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										87,459									
Interior Wall		05	DRYWALL 80												TOTAL MARKET OB/XF VALUE										0									
Interior Wall		04	PLYWOOD 20												TOTAL LAND VALUE - MARKET										41,366									
Interior Floo		14	CARPET 70												TOTAL MARKET VALUE										128,825									
Interior Floo		08	SHT VINYL 30												SOH/AGL Deduction										52,985									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										75,840									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB VX 55,840									
Bedrooms			3 100												BASE TAXABLE VALUE										20,000									
Bathrooms			1 100												TOTAL JUST VALUE										128,825									
Frame		02	WOOD FRAME 100												NCON VALUE										0									
Stories		1.	1. 100												INCOME VALUE																			
Units			0 100												PREVIOUS YEAR MKT VALUE										124,142									
BUD8 Adjustme		03	DIST HI 100																															
Occupancy		00	NONE 100																															
Quality		04	Quality Level 04																															
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	832	100	1993	832	81,851																													
FSP	70	40	1993	28	2,755																													
USP	98	30	1993	29	2,853																													
TOTALS					1,000			889	87,459											BLD DATE				LGL DATE		05/11/2026		MLU						
EXTRA FEATURES					37988 OXFORD ST, HILLIARD										XF DATE				LAND DATE				AG DATE											
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																		