BLOCK 75 E'LY 70FT OF LOT 2
TOWN OF HILLIARD PB 1/28

DOWNS SHERRY
37382 W FIFTH ST
HILLIARD, FL 32046

2026

08-3N-24-2380-0075-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

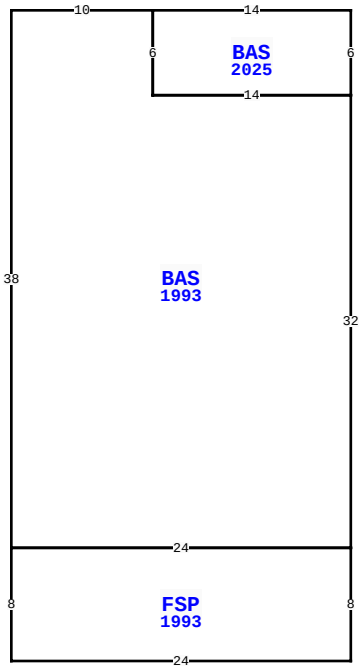
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100	1993	828	113,620
BAS	84	100	2025	84	11,526
FSP	192	40	1993	77	10,566
TOTALS	1,104			989	135,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	989	142.8300	149.97	148,320	1977	2007	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2026 Heated Area: 912 HX Base Yr 2026



37382 W FIFTH ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		135,713
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		24,150
TOTAL MARKET VALUE		159,863
SOH/AGL Deduction		0
ASSESSED VALUE		159,863
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,452
TOTAL JUST VALUE		159,863
NCON VALUE		6,862
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R071125	REMODEL OF EXISTI		07/11/2025
01-0845	ADDITION	6,500	01/19/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2802/1353	7/25/2025	WD	U	I	11	100
GRANTOR: DOWNS SHERRY						
GRANTEE: DOWNS SHERRY						
2741/415	8/28/2024	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM WAYNE &						
GRANTEE: DOWNS SHERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=64,6] W14 N6 W10 S38 E24 N32 $
FSP=[YR=1993;ORIG=40,38] E24 S8 W24 N8 $
BAS=[YR=2025;ORIG=50,0] E14 S6 W14 N6 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0005	R-3	70.00	210.00	70.00	FF		1.00	1.00	1.00	345.00	345.00	24,150							

REVIEW DATE 02/18/2026 BY WWA Total Acres: 0.00 Total Land Value: 24,150 Market: 0 Agricultural: 0 Common: 24,150 PRINTED 07/09/2026 BY SYS