BLOCK 76 LOT 1
TOWN OF HILLIARD

BUCHANAN HOLLAND HUCKS & ELIZABETH
PO BOX 486
HILLIARD, FL 32046

2026

08-3N-24-2380-0076-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

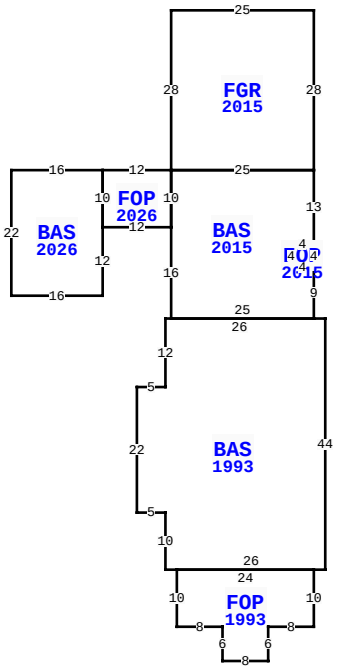
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,342	100	1993	1,342	113,174
BAS	634	100	2015	634	53,466
BAS	352	100	2026	352	29,685
FGR	700	55	2015	385	32,468
FOP	288	30	1993	86	7,252
FOP	16	30	2015	5	422
FOP	120	30	2026	36	3,036
TOTALS	3,452			2,840	239,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,840	110.4000	115.92	329,213	1944	1944	0	0	0	27.25	72.75

1 SINGLE FAM 100% - 2025 Heated Area: 2328 HX Base Yr 2025



37176 FOURTH 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		292,120
TOTAL MARKET OB/XF VALUE		12,600
TOTAL LAND VALUE - MARKET		72,450
TOTAL MARKET VALUE		377,170
SOH/AGL Deduction		0
ASSESSED VALUE		377,170
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		325,759
TOTAL JUST VALUE		377,170
NCON VALUE		28,577
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190069	REPAIR/RRF	0	04/02/2019
20150073	H/AC	0	07/22/2015
0606195	REPAIR/RRF	7,500	06/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2761/443	1/09/2025	WD	U	I	19	280,000
GRANTOR: BUCHANAN FAMILY TRUST						
GRANTEE: BUCHANAN HOLLAND HU						
2536/0288	2/03/2022	WD	U	I	11	100
GRANTOR: BUCHANAN DAVID WALKER						
GRANTEE: BUCHANAN FAMILY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W2 W26 S12 W5 S22 E5 S10 E2 E26 N44 $
FGR=[YR=2015;ORIG=-2,-26] N28 W25 S28 E25 $
BAS=[YR=2015;ORIG=-2,0] N9 W4 N4 E4 N13 W25 S10 S16 E25 $
FOP=[YR=1993;ORIG=-26,44] S10 E8 S6 E8 N6 E8 N10 W24 $
FOP=[YR=2015;ORIG=-2,-9] N4 W4 S4 E4 $
BAS=[YR=2026;ORIG=-55,-26] E16 S10 S12 W16 N22 $
FOP=[YR=2026;ORIG=-39,-26] E12 S10 W12 N10 $
.

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
2	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2012	2012	3	60	12,600	

LAND DESCRIPTION

TOTAL OB/XF 12,600

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 06/04/2026 BY WW Total Acres: 0.00 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

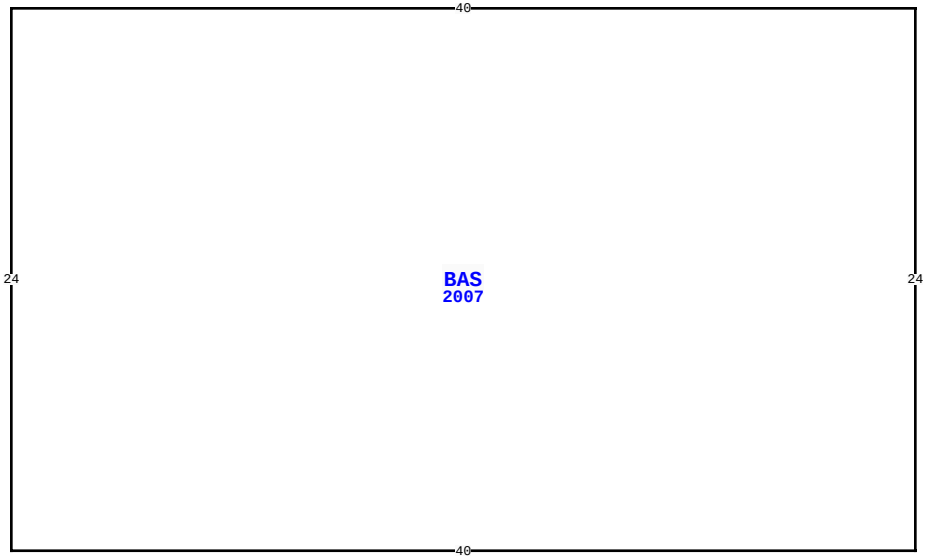
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	960	100	2007	960	52,618
TOTALS	960			960	52,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	121.8000	109.62	105,235	1999	2004	0	0	0	50.00	50.00

2 M/H 94+ 0% - 2025 Heated Area: 960 HX Base Yr 2025



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GRANTOR: BUCHANAN DAVID WALKER						
GRANTEE: BUCHANAN FAMILY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S24 E40 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

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

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