PT BLK D & ABND R/W'S IN
IN OR 2556/490
HILLIARD TERRACE SUB PBK O/15

HUYNH TOMMY HUU &/BUI DALYNA ANNA
37099 W 3RD ST
HILLIARD, FL 32046

2026

08-3N-24-2440-000D-0010

BUILDING CHARACTERISTICS

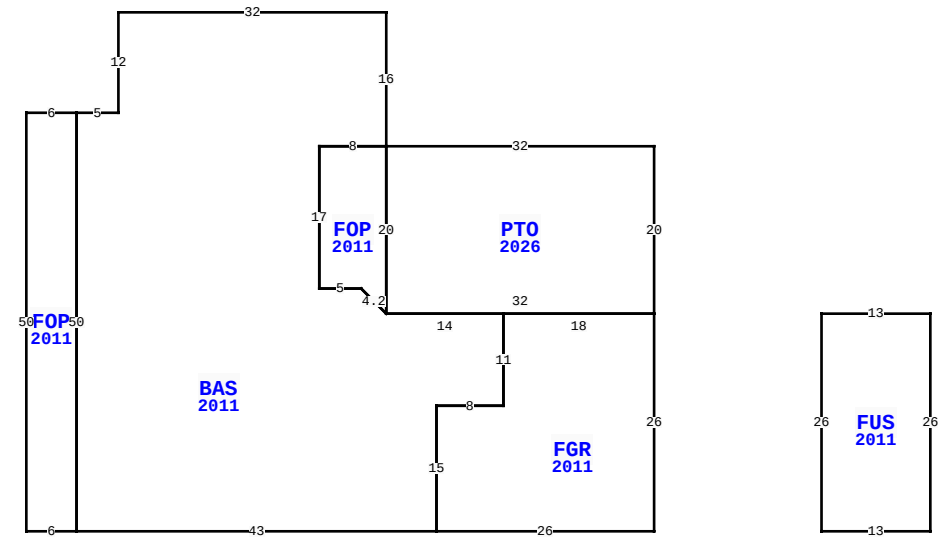
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,338	100	2011	2,338	322,046
FGR	588	55	2011	323	44,491
FOP	141	30	2011	42	5,785
FOP	300	30	2011	90	12,397
FUS	338	100	2011	338	46,557
PTO	640	5	2026	32	4,408
TOTALS	4,345			3,163	435,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,163	105.9840	147.32	465,973	2011	2011	0	0	0	6.50	93.50

2 SNGL FAM 100% - 2024 Heated Area: 2676 HX Base Yr 2024



37099 W THIRD ST, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		435,685
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,405
TOTAL MARKET VALUE		487,090
SOH/AGL Deduction		20,883
ASSESSED VALUE		466,207
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		414,796
TOTAL JUST VALUE		487,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170117	SWIM POOL	0	06/15/2017
B0901011	DEMOLITION	0	04/27/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/0490	4/15/2022	WD	Q	I	01	470,000
GRANTOR: COPHER CHRISTIAN C &						
GRANTEE: HUYNH TOMMY HUU & D						
2220/0064	8/17/2018	WD	Q	I	01	299,000
GRANTOR: TAYLOR MATTHEW A & HO						
GRANTEE: COPHER CHRISTIAN C						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=-18,0] W14 U3L3 W5 N17 E8 N16 W32 S12 W5 S50 E43 N15 E8 N11 $
FGR=[YR=2011;ORIG=0,0] W18 S11 W8 S15 E26 N26 $
FUS=[YR=2011;ORIG=20,0] E13 S26 W13 N26 $
FOP=[YR=2011;ORIG=-69,-24] W6 S50 E6 N50 $
FOP=[YR=2011;ORIG=-32,0] N20 W8 S17 E5 D3R3 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-32,-20] E32 S20 W32 N20 $
.

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	0006	R-2	149.00	105.00	149.00	FF		1.00	1.00	1.00	345.00	345.00	51,405							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,405 Market: 0 Agricultural: 0 Common: 51,405 PRINTED 07/09/2026 BY SYS