PT IN OR 2795/1525

ELIZONDO DUSTIN JAMES & CANDICE NICOLE
37296 RAILROAD ST
HILLIARD, FL 32046

2026

09-3N-24-0000-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

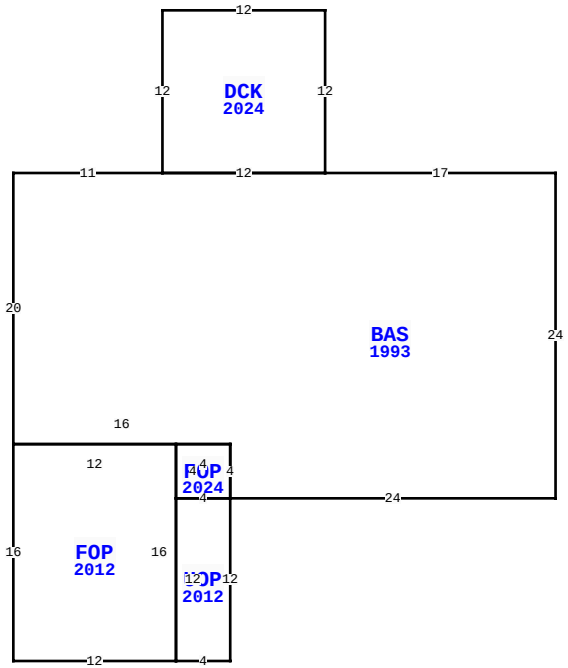
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 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	896	100	1993	896	123,878
DCK	144	10	2024	14	1,936
FOP	192	30	2012	58	8,019
FOP	16	30	2024	5	691
UOP	48	20	2012	10	1,382
TOTALS	1,296			983	135,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	983	122.0400	169.64	166,756	1980	1980	0	0	0	18.50	81.50

1 SNGL FAM 100% - 2026 Heated Area: 896 HX Base Yr 2026



37296 RAILROAD 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		135,906
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		31,050
TOTAL MARKET VALUE		166,956
SOH/AGL Deduction		0
ASSESSED VALUE		166,956
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,545
TOTAL JUST VALUE		166,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230360	REMODEL SFR		10/05/2023
20200205	NEW ROOF	0	09/10/2020
20170031	XFOB	0	03/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2795/1525	6/16/2025	QC	U	I	11	100
GRANTOR: LOYD STEPHANIE						
GRANTEE: ELIZONDO DUSTIN JAM						
2782/277	4/11/2025	WD	Q	I	01	210,000
GRANTOR: LOYD DOUGLAS R						
GRANTEE: ELIZONDO DUSTIN JAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W17 W12 W11 S20 E16 S4 E24 N24 $
FOP=[YR=2012;ORIG=-40,20] S16 E12 N16 W12 $
UOP=[YR=2012;ORIG=-28,36] E4 N12 W4 S12 $
DCK=[YR=2024;ORIG=-29,-12] E12 S12 W12 N12 $
FOP=[YR=2024;ORIG=-28,20] E4 S4 W4 N4 $
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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	0002	R-2	90.00	200.00	90.00	FF		1.00	1.00	1.00	345.00	345.00	31,050							

REVIEW DATE 04/27/2026 BY WWA Total Acres: 0.41 Total Land Value: 31,050 Market: 0 Agricultural: 0 Common: 31,050 PRINTED 07/09/2026 BY SYS