LOT 4
TRACKS SUB OR 2598/1423

EVENSON THOMAS GEOFFREY & KRISHIA LANETTE
37091 OXFORD STREET
HILLIARD, FL 32046

2026

09-3N-24-2390-0004-0000

BUILDING CHARACTERISTICS

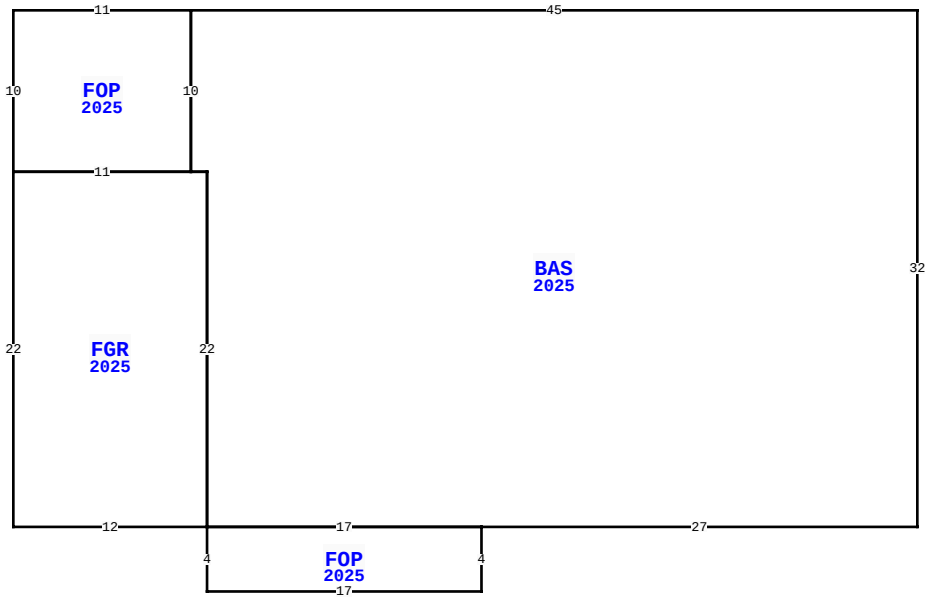
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	1,418	100	2025	1,418	203,370
FGR	264	55	2025	145	20,796
FOP	68	30	2025	20	2,868
FOP	110	30	2025	33	4,733
TOTALS	1,860			1,616	231,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,616	103.1832	143.42	231,767	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 1418 HX Base Yr 2025



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

37091 OXFORD ST, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	231,767
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	36,225
TOTAL MARKET VALUE	267,992
SOH/AGL Deduction	569
ASSESSED VALUE	267,423
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	211,012
TOTAL JUST VALUE	267,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230000	NEW SFR		08/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2730/1179	8/05/2024	WD	Q	I	01	319,000

GRANTOR: MASON & MAGNOLIA LLC

GRANTEE: EVENSON THOMAS GEOF

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=104,10] E11 E1 S22 W12 N22 $
FOP=[YR=2025;ORIG=104,0] E11 S10 W11 N10 $
FOP=[YR=2025;ORIG=116,32] E17 S4 W17 N4 $
BAS=[YR=2025;ORIG=160,0] W45 S10 E1 S22 E17 E27 N32 $
.

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		R-2	105.00	210.00	105.00	FF		1.00	1.00	1.00	345.00	345.00	36,225							

REVIEW DATE 08/01/2024 BY WW Total Acres: 0.00 Total Land Value: 36,225 Market: 0 Agricultural: 0 Common: 36,225 PRINTED 07/09/2026 BY SYS