

COURCHENE BRITTANY N
37056 S OAK STREET
HILLIARD, FL 32046

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall		19	COMMON BRK 80							0100	01	2,287	130.8692	137.41	314,257	1974	1982	0	0	0	28.80	71.20									
Exterior Wall		30	VINYL 20							1 SINGLE FAM 100% - 2011 Heated Area: 1840 HX Base Yr 2011																					
Roof Structure		03	GABLE/HIP 100																												
Roof Cover		12	MODULAR MT 100																												
Interior Wall		05	DRYWALL 90																												
Interior Wall		04	PLYWOOD 10																												
Interior Floor		13	LVT/LAMNT 90																												
Interior Floor		14	CARPET 10																												
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		05	Quality Level 05																												
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	1,456	100	1993	1,456	142,449																										
BAS	384	100	2014	384	37,569																										
FGR	672	55	2000	370	36,200																										
FOP	258	30	1993	77	7,534																										
TOTALS		2,770			2,287	223,751																									
EXTRA FEATURES							37056 SOUTH OAK ST, HILLIARD																								
L N	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														
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800															