W133.3 FT OF N217 FT OF NW1/4
OF NE1/4 OF NE1/4
IN OR 2376/1423

BUCHANAN SARAH ROBERTSON L/E/
37242 LEE ST
HILLIARD, FL 32046

2026

17-3N-24-0000-0002-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

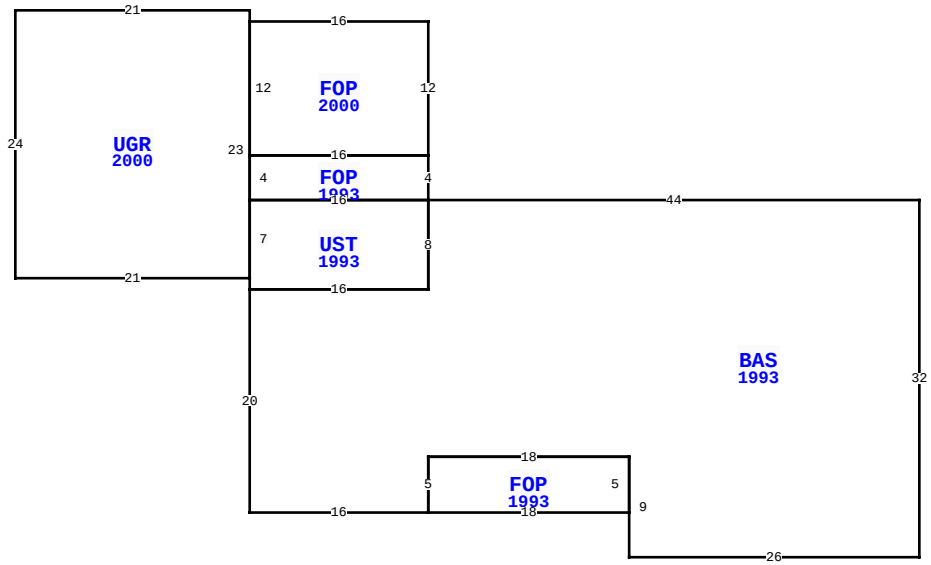
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1993	1,566	153,065
FOP	64	30	1993	19	1,857
FOP	90	30	1993	27	2,639
FOP	192	30	2000	58	5,669
UGR	504	45	2000	227	22,188
UST	128	45	1993	58	5,669
TOTALS	2,544			1,955	191,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	114.2190	119.93	234,463	1988	1988	0	0	0	18.50	81.50

1 SINGLE FAM 100% - 2018 Heated Area: 1566 HX Base Yr 2018



37242 LEE ST, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		211,396
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		239,396
SOH/AGL Deduction		73,637
ASSESSED VALUE		165,759
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		114,348
TOTAL JUST VALUE		239,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230105	GARAGE		05/30/2023
20160135	REPAIR/RRF	0	09/16/2016
0710138	H/AC	43	09/27/2007
0005049	GARAGE	12,300	05/01/2000
88080059	NEW CONSTR	50,000	08/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/1423	7/16/2020	LE	U	I	11	100
GRANTOR: BUCHANAN SARAH ROBERT						
GRANTEE: NLFM TRUST						
2103/0498	2/24/2017	WD	Q	I	01	140,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: ROBERTSON SARAH DAW						

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=1993;ORIG=0,0] W44 S8 W16 S20 E16 N5 E18 S9 E26 N32 $
UGR=[YR=2000;ORIG=-60,-16] N1 W21 S24 E21 N23 $
FOP=[YR=2000;ORIG=-44,-4] N12 W16 S12 E16 $
UST=[YR=1993;ORIG=-60,7] S1 E16 N8 W16 S7 $
FOP=[YR=1993;ORIG=-44,28] E18 N5 W18 S5 $
FOP=[YR=1993;ORIG=-44,0] N4 W16 S4 E16 $
.

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	133.00	217.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 02/26/2025 BY WWA Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 07/09/2026 BY SYS

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OF NE1/4 OF NE1/4
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37242 LEE ST
HILLIARD, FL 32046

2026

17-3N-24-0000-0002-0020

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

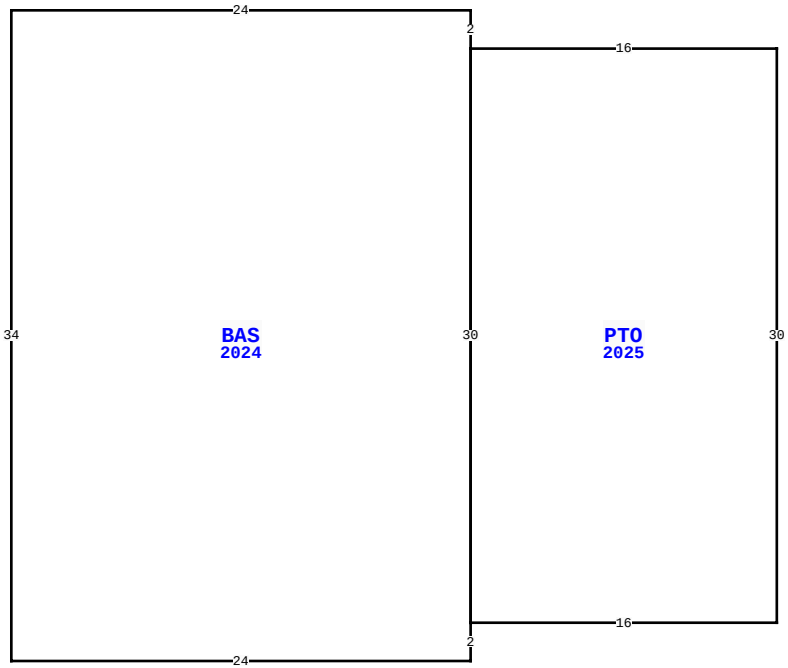
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	2024	816	19,728
PTO	480	5	2025	24	580
TOTALS	1,296			840	20,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	63.2500	24.67	20,723	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2025 Heated Area: 816 HX Base Yr 2018



37242 LEE ST, HILLIARD

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GRANTOR: BUCHANAN SARAH ROBERT						
GRANTEE: NLFM TRUST						
2103/0498	2/24/2017	WD	Q	I	01	140,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: ROBERTSON SARAH DAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=56,10] E24 S2 S30 S2 W24 N34 $
PTO=[YR=2025;ORIG=80,12] E16 S30 W16 N30 $
.

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

REVIEW DATE 02/26/2025 BY WWA Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 07/09/2026 BY SYS