N2/3 OF W1/2 OF NE1/4 OF NE1/4
IN OR 2176/669
EX OR 67 PG 499

HART JONATHAN E & JENNIFER B
37270 LEE ST
HILLIARD, FL 32046

2026

17-3N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

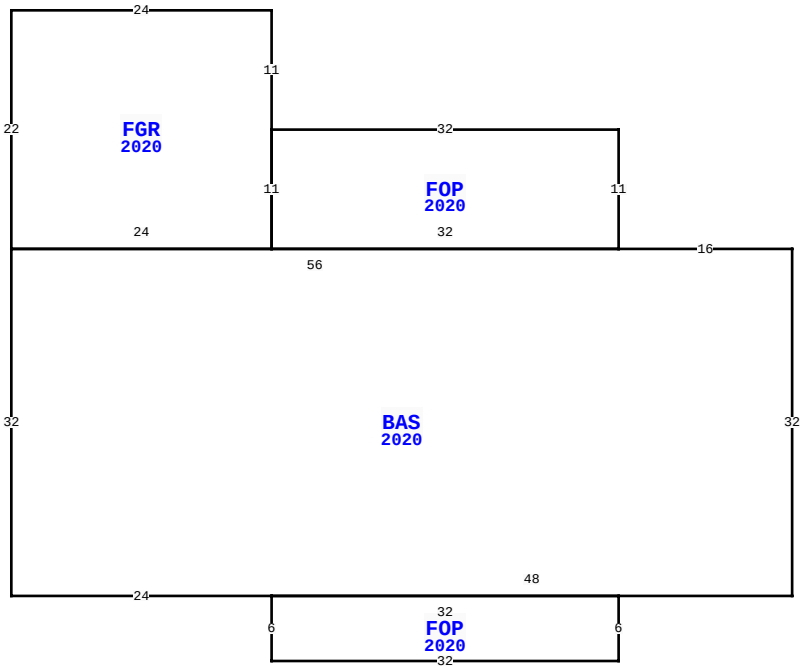
DOR CODE 5400 TIMBERLAND 90+
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,304	100	2020	2,304	314,845
FGR	528	55	2020	290	39,629
FOP	192	30	2020	58	7,926
FOP	352	30	2020	106	14,485
TOTALS	3,376			2,758	376,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,758	100.3200	139.44	384,576	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2021 Heated Area: 2304 HX Base Yr 2021



37270 LEE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	04/22/2026 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		399,108
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		431,763
SOH/AGL Deduction		76,533
ASSESSED VALUE		355,230
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		303,819
TOTAL JUST VALUE		589,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2176/0669	2/08/2018	WD	Q	V	05	66,700
GRANTOR: CCRC WOODLANDS LTD ET						
GRANTEE: HART JONATHAN E & J						
0724/0971	2/24/1995	WD	U	V	09	6,425,000
GRANTOR: CASSIDY CAROL T						
GRANTEE: CCRC WOODLANDS LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FOP=[YR=2020] N11 W32 FGR=[YR=2020] N11 W24 S22 E24 N11$ S11 E32$ W56 S32 E24 FOP=[YR=2020] S6 E32 N6 W32$ E48 N32$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100		R-2	0.00	0.00	1.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	28,500							
2	005970	A	AGRICULTURAL	100		R-2			0.50	AC		1.00	1.00	1.00	70.00	70.00	35							
3	005501	A	TIMBER 2 P S	0		R-2	0.00	0.00	8.00	AC		1.00	1.00	1.00	515.00	515.00	4,120							
4	009910	M	MARKET VALUE	0		R-2	0.00	0.00	8.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	161,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.00 Total Land Value: 32,655 Market: 161,500 Agricultural: 4,155 Common: 28,500 PRINTED 07/09/2026 BY SYS

N2/3 OF W1/2 OF NE1/4 OF NE1/4
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EX OR 67 PG 499

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2026

17-3N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 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
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

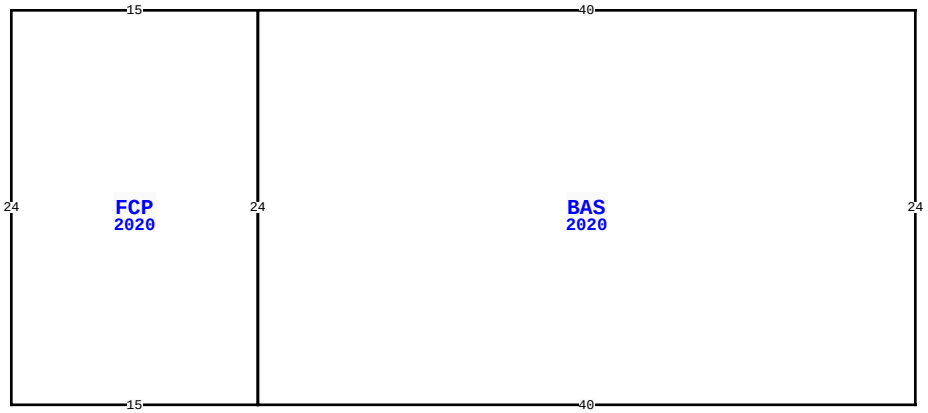
DOR CODE 5400 TIMBERLAND 90+
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2020	960	20,320
FCP	360	25	2020	90	1,905
TOTALS	1,320			1,050	22,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,050	57.1320	22.28	23,394	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2021 Heated Area: 960 HX Base Yr 2021



37270 LEE ST, HILLIARD

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0724/0971	2/24/1995	WD	U	V	09	6,425,000
GRANTOR: CASSIDY CAROL T						
GRANTEE: CCRC WOODLANDS LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W40 S24 E40 N24 $
FCP=[YR=2020;ORIG=-55,24] E15 N24 W15 S24 $
.

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 01/01/2023 BY CD Total Acres: 10.00 Total Land Value: 32,655 Market: 161,500 Agricultural: 4,155 Common: 28,500 PRINTED 07/09/2026 BY SYS