

PARCELS 1-1, 2-3 & 2-4
IN OR 140/365 & OR 140/367 &
OR 530/959

BROCK SIDNEY S & MYRA H L/E/
PO BOX 398
HILLIARD, FL 32046

2026

22-3N-24-0000-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	1993	2,276	219,964
FOP	76	30	1993	23	2,223
FOP	207	30	1993	62	5,992
FST	28	55	1993	15	1,449
FUS	1,103	100	1993	1,103	106,600
UGR	504	45	1993	227	21,938
UOP	48	20	2008	10	966
TOTALS	4,242			3,716	359,133

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0940	SHEDS/PORT	0	100	14	10	140.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	13.28
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.28

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,716	85.0500	118.22	439,306	1971	1981	0	0	18.25	81.75
1 SNGL FAM 100% - 0 Heated Area: 3379 HX Base Yr											

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
37104 BROCKWOOD DR, HILLIARD				05/12/2026 MLU			

TOTAL OB/XF											
3,134											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC	1.00
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	13.28	AC	1.00
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.28	AC	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		385,432	
TOTAL MARKET OB/XF VALUE		3,134	
TOTAL LAND VALUE - MARKET		242,760	
TOTAL MARKET VALUE		410,812	
SOH/AGL Deduction		204,150	
ASSESSED VALUE		206,662	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		155,251	
TOTAL JUST VALUE		631,326	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		632,115	

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2637/534	5/02/2023	LE U	I 11
GRANTOR: BROCK SIDNEY S & MYRA			
GRANTEE: BROCK CHADWICK WHIT			
0530/0959	11/09/1987	WD U	V
GRANTOR: CCA			
GRANTEE: BROCK SIDNEY S			

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W36 UOP=[YR=2008] N6 W8 S6 E8\$ W42 FOP=[YR=1993] N9 W23 S9 FST=[YR=1993] W7 S4 UGR=[YR=1993] S22 E32 N14 W25 N8 W7\$ E7 N4\$ E23\$ W23 S12E25 S14 E30FOP=[YR=1993] S4 E19 N4 W19\$ E46 N26\$ PTR=E15 FUS=[YR=1993] E7 N9 E23 S9 E2 S28 W32 N28\$ W15\$.									

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