PT OF GOVT LOT 3
IN OR 2836 PG 1597 (EX 17-5)
ESMT PT OR 1572/1791, OR 2537-44

BROCK TREVOR D & MADISON COURTNEY
3754 CATHERINE ST
HILLIARD, FL 32046

2026

32-4N-24-0000-0017-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

37116 POWER DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,568
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	81,568
SOH/AGL Deduction	0
ASSESSED VALUE	81,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,568
TOTAL JUST VALUE	81,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013943	DEMO 1982 MOBILE	1,500	12/29/2025
MH5135	CO ISSUED	0	11/19/2008
P13509	NEW CONSTR	0	10/01/2008
B0107963	GARAGE	10,000	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2836/1597	12/17/2025	WD	Q	I	01	90,000
GRANTOR: LOWERY LEE SR						
GRANTEE: BROCK TREVOR D & MA						
2540/1951	2/22/2022	QC	U	I	11	100
GRANTOR: SHAW DOROTHY LOWERY						
GRANTEE: LOWERY LEE SR						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0510	GARAGE WD-	0	0	20	20	400.00	SF	19.60	19.60	100	2026	1982	3	20	1,568	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	1982		100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	1982		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,568

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	0	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 03/06/2026 BY WW Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS