LOT A
ESMT OR 521/445
DAVIS ACRES PB 5/58

SMITH MATTHEW ADAM
38345 OAK GROVE DRIVE
HILLIARD, FL 32046

2026

37-4N-24-2300-000A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

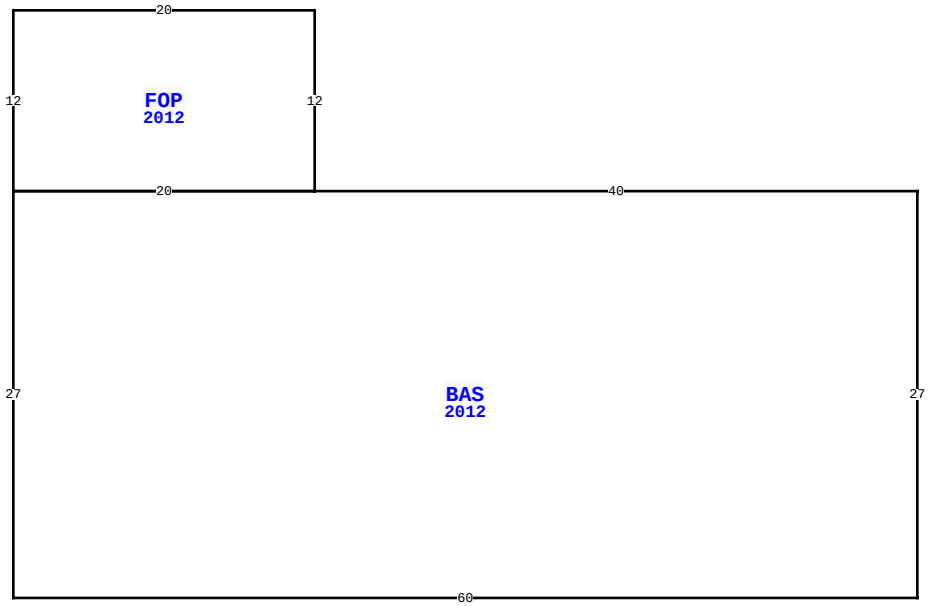
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,620	100	2012	1,620	89,521
FOP	240	30	2012	72	3,979
TOTALS	1,860			1,692	93,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,692	122.8000	110.52	187,000	1999	2004	0	0	0	50.00	50.00

1 M/H 94+ 0% - 2022 Heated Area: 1620 HX Base Yr 2022



38345 OAK GROVE DR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		355,276
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,420
TOTAL MARKET VALUE		460,696
SOH/AGL Deduction		73,748
ASSESSED VALUE		386,948
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		335,537
TOTAL JUST VALUE		460,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000992	CO ISSUED	0	01/28/2021
20002766	NEW CONSTR	249,733	04/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2360/1853	4/28/2020	WD	U	I	11	100
GRANTOR: DAVIS JOYCE A						
GRANTEE: SMITH MATTHEW A						
2359/1909	4/28/2020	WD	U	I	11	100
GRANTOR: DAVIS JOYCE A						
GRANTEE: SMITH MATTHEW ADAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W40 FOP=[YR=2012] N12 W20 S12 E20$ W20 S27 E60 N27$.

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
1	000100	C	RES	100	0007	OR	0.00	0.00	5.02	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,420							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.02 Total Land Value: 105,420 Market: 0 Agricultural: 0 Common: 105,420 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

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Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

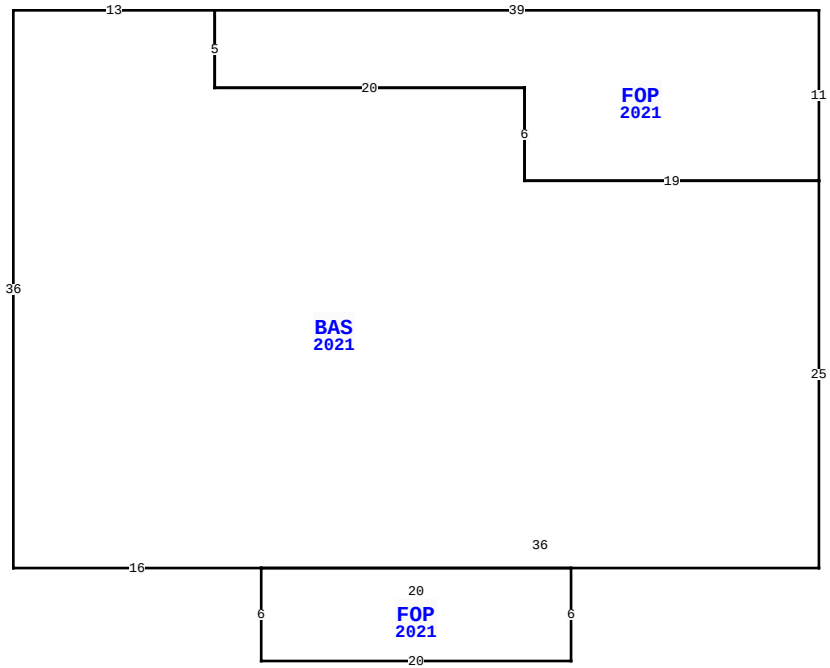
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,563	100	2021	1,563	241,818
FOP	120	30	2021	36	5,570
FOP	309	30	2021	93	14,389
TOTALS	1,992			1,692	261,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,692	113.0000	157.07	265,762	2021	2021	0	0	0	1.50	98.50

2 SNGL FAM 100% - 2022 Heated Area: 1563 HX Base Yr 2022



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GRANTOR: DAVIS JOYCE A						
GRANTEE: SMITH MATTHEW ADAM						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W39 BAS=[YR=2021] W13 S36 E16 FOP=[YR=2021] S6 E20 N6 W20$ E36 N25 W19 N6 W20 N5$ S5 E20 S6 E19 N11$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.02 Total Land Value: 105,420 Market: 0 Agricultural: 0 Common: 105,420 PRINTED 07/09/2026 BY SYS