LOT B
IN OR 1908/1114
DAVIS ACRES PB 5/58

SIMPKINS ROBERT E JR & KRISTI LOYD
38314 OAK GROVE DR
HILLIARD, FL 32046

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

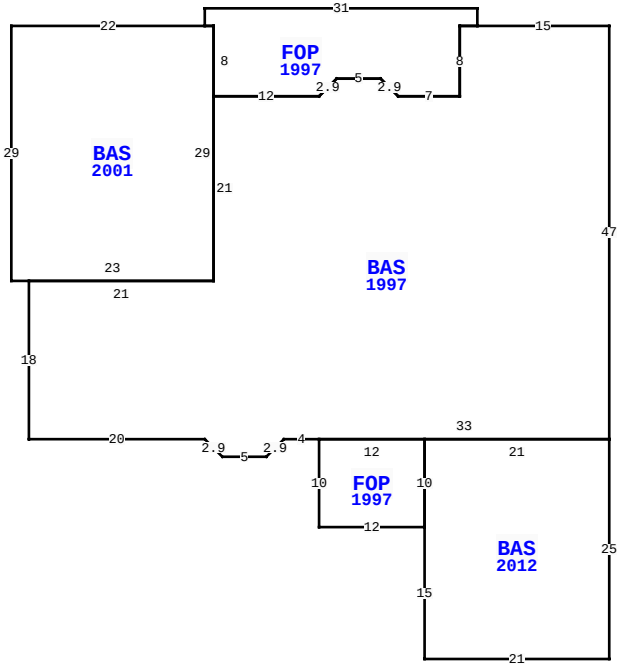
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	2,297	100	1997	2,297	239,989
BAS	667	100	2001	667	69,688
BAS	525	100	2012	525	54,852
FOP	120	30	1997	36	3,761
FOP	272	30	1997	82	8,567
TOTALS	3,881			3,607	376,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,607	92.5110	128.59	463,824	1997	2000	0	0	0	18.75	81.25

1 SNGL FAM 100% - 1998 Heated Area: 3489 HX Base Yr 1998



38314 OAK GROVE DR, HILLIARD

BLD DATE	03/03/2023 NW	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		376,857
TOTAL MARKET OB/XF VALUE		54,555
TOTAL LAND VALUE - MARKET		182,020
TOTAL MARKET VALUE		613,432
SOH/AGL Deduction		321,797
ASSESSED VALUE		291,635
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		235,224
TOTAL JUST VALUE		613,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		618,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617907	SWIM POOL	27,000	06/01/2006
B0108209	GARAGE	25,200	04/01/2001
B963534	NEW CONSTR	100,000	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1908/1114	3/10/2014	QC	U	I	11	100
GRANTOR: SIMPKINS ROBERT E JR						
GRANTEE: SIMPKINS ROBERT E J						
0770/0187	9/04/1996	WD	Q	V	01	100
GRANTOR: LOYD HARDY LEE & JEAN						
GRANTEE: SIMPKINS ROBERT E J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 FOP=[YR=1997] N2 W31 S2 BAS=[YR=2001] W22 S29 E23 N29 W1 $ E1 S8 E12 U2 R2 E5 D2 R2 E7 N8 E2$ W2 S8 W7 U2 L2 W5 L2 D2 W12 S21 W21 S18 E20 D2 R2 E5 U2 R2 E4 FOP=[YR=1997] S10 E12 BAS=[YR=2012] S15 E21 N25 W21 S10$ N10 W12 $ E33 N47 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	
8	0681	POLE SHED	0	100	40	65	2,600.00	SF	15.00	15.00	100	1998	1998	3	24	9,360	

LAND DESCRIPTION

TOTAL OB/XF 54,555

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	9.58	AC		1.00	1.00	1.00	19,000.00	19,000.00	182,020							

REVIEW DATE 01/01/2023 BY CD Total Acres: 9.58 Total Land Value: 182,020 Market: 0 Agricultural: 0 Common: 182,020 PRINTED 07/09/2026 BY SYS