PT OF LOTS 22 23 & 24
IN OR 2790/566
(EX PT IN OR 2784/1201)

BROCK CHADWICK & ELISABETH
PO BOX 1325
HILLIARD, FL 32046

**2026**

**37-4N-24-2300-0022-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

38150 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 136,080 |
| TOTAL MARKET VALUE | 136,080 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 136,080 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 136,080 |
| TOTAL JUST VALUE | 136,080 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 145,800 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20008380 | NEW CONSTR | 310,404 | 09/11/2020 |
| B97 | NEW CONSTR | 60,840 | 10/01/1997 |
| E973404 | XFOB | 0 | 02/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2790/566 | 5/12/2025 | WD | Q | V | 02 | 386,000 |
| GRANTOR: PHILLIPS RUSSELL | | | | | | |
| GRANTEE: BROCK CHADWICK & EL | | | | | | |
| 2703/230 | 3/28/2024 | PR | U | I | 19 | 100 |
| GRANTOR: PHILLIPS RUSSELL AS P | | | | | | |
| GRANTEE: PHILLIPS RUSSELL | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## 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 | 0 | | OR | 0.00 | 0.00 | 4.86 | AC | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 136,080 | | | | | | | |

REVIEW DATE 05/12/2026 BY MLU Total Acres: 4.86 Total Land Value: 136,080 Market: 0 Agricultural: 0 Common: 136,080 PRINTED 07/09/2026 BY SYS