PT OF LOT 25
IN OR 819 PG 102
R378181 & R378180

DURKEE MARY LOU
38113 OAK GROVE DRIVE
HILLIARD, FL 32046

**2026**

**37-4N-24-2300-0025-0010**

## 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 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |
| Quality | 05 | Quality Level 05 |

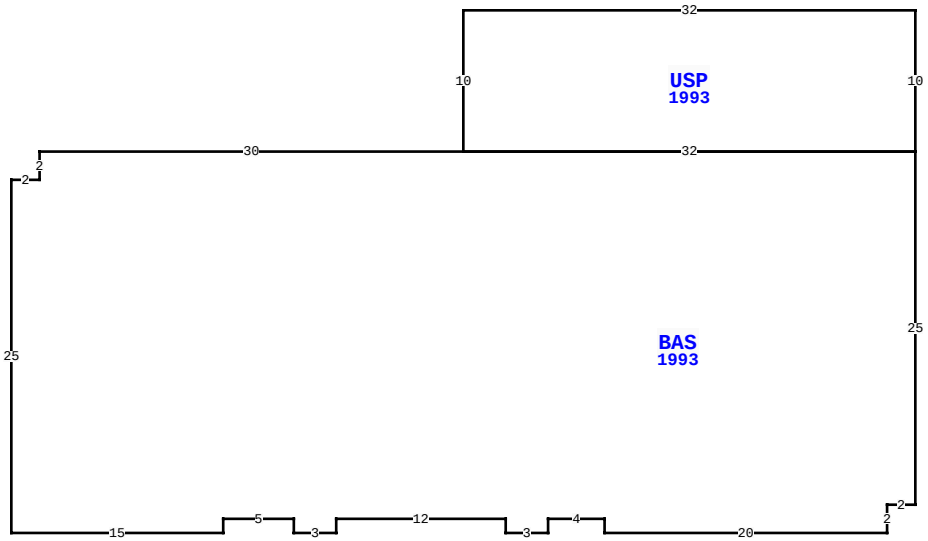
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,699 | 100 | 1993 | 1,699 | 64,258 |
| USP | 320 | 50 | 1993 | 160 | 6,051 |
| TOTALS | 2,019 | | | 1,859 | 70,309 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,859 | 148.3200 | 126.07 | 234,364 | 1989 | 1989 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 100% - 1998 Heated Area: 1699 HX Base Yr 1998




38113 OAK GROVE DR, HILLIARD

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

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 70,309 |
| TOTAL MARKET OB/XF VALUE | | 4,363 |
| TOTAL LAND VALUE - MARKET | | 107,310 |
| TOTAL MARKET VALUE | | 181,982 |
| SOH/AGL Deduction | | 109,588 |
| ASSESSED VALUE | | 72,394 |
| TOTAL EXEMPTION VALUE | HX HB SX | 72,394 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 181,982 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 170,255 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R991610 | REPAIR/RRF | 0 | 01/03/1999 |
| 7604 | MH MOVE-ON | 33,000 | 12/22/1988 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0819/0102 | 1/07/1998 | WD | U | I | 07 | 100 |
| GRANTOR: FREDERICK DONALD & KA | | | | | | |
| GRANTEE: DURKEE MARY LOU | | | | | | |
| 0812/0453 | 11/04/1997 | WD | Q | I | | 60,000 |
| GRANTOR: FREDERICK DONALD L & | | | | | | |
| GRANTEE: DURKEE MARY LOU | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

USP=[YR=1993] W32 S10 BAS=[YR=1993] W30 S2 W2 S25 E15 N1 E5 S1 E3 N1 E12 S1 E3 N1 E4 S1 E20 N2 E2 N25 W32 $ E32 N10 $ .

### 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 | 0681 | POLE SHED | 0 | 100 | 45 | 15 | 675.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 20 | 2,025 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 62 | 2,170 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 12 | 7 | 84.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 20 | 168 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,363

| 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 | | OR | 0.00 | 0.00 | 5.11 | AC | | 1.00 | 1.00 | 1.00 | 21,000.00 | 21,000.00 | 107,310 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.11 Total Land Value: 107,310 Market: 0 Agricultural: 0 Common: 107,310 PRINTED 07/09/2026 BY SYS