PT OF SE1/4 OF SE1/4
PT OR 2618/1815
(EX 7-7 & 7-6)

ROBINETTE SCOTT & MELISA
37243 PINERIDGE ROAD
HILLIARD, FL 32046

2023

03-3N-24-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	32,340
TOTAL LAND VALUE - MARKET	195,000
TOTAL MARKET VALUE	38,060
SOH/AGL Deduction	23,461
ASSESSED VALUE	14,599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,599
TOTAL JUST VALUE	227,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2618/1815	2/18/2023	QC	U	V	11	100
GRANTOR: TAYLOR PHILLIP E						
GRANTEE: ROBINETTE SCOTT & M						
1108/1959	1/22/2003	WD	U	I		105,000
GRANTOR: TAYLOR PHILLIP E & PE						
GRANTEE: ROBINETTE SCOTT & M						

PINERIDGE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

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	0681	POLE SHED	0	0	60	40	2,400.00	SF	15.00	15.00	100	2005	2005	3	44	15,840	
2	0681	POLE SHED	0	0	50	50	2,500.00	SF	15.00	15.00	100	2005	2005	3	44	16,500	

LAND DESCRIPTION

TOTAL OB/XF 32,340

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	006000	A	PAST1/HAY	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	440.00	440.00	5,720							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	13.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	195,000							

REVIEW DATE 08/31/2017 BY TWX Total Acres: 13.00 Total Land Value: 5,720 Market: 195,000 Agricultural: 5,720 Common: 0 PRINTED 08/02/2023 BY SYS