BLOCK 70 LOTS 1 & 4
IN OR 485 PG 439
TOWN OF HILLIARD

HUMPHREY MARY
PO BOX 363
HILLIARD, FL 32046-0363

2023

08-3N-24-2380-0070-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

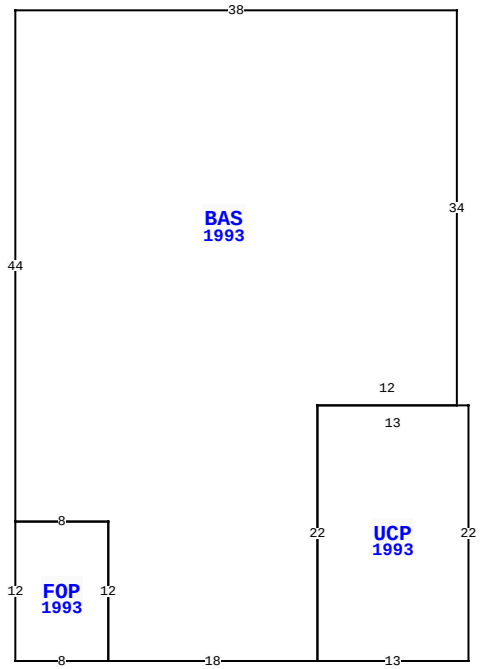
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1,768	120,301
FOP	96	30	29	1,973
UCP	286	20	57	3,879
TOTALS	2,150		1,854	126,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,854	96.0400	86.68	160,705	1960	1965	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 0 Heated Area: 1768 HX Base Yr



362010 PINE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		126,153
TOTAL MARKET OB/XF VALUE		2,494
TOTAL LAND VALUE - MARKET		113,400
TOTAL MARKET VALUE		242,047
SOH/AGL Deduction		146,872
ASSESSED VALUE		95,175
TOTAL EXEMPTION VALUE	HX HB WX SX	95,175
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		242,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8908 113	ADDITION	8,800	08/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0485/0439	3/24/1986	WD	U	I	11	0

GRANTOR: BOARD OF TRUSTEES OF
GRANTEE: HUMPHREY FRANK & MA

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	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1960	1960	3	20	1,200	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	1982	1982	3	20	772	
3	0350	CARPORT WD	0	100	16	10	160.00	SF	8.58	8.58	100	1982	1982	3	20	275	
4	0350	CARPORT WD	0	100	16	9	144.00	SF	8.58	8.58	100	1982	1982	3	20	247	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S44 FOP=[YR=1993] S12 E8 N12 W8$E8 S12 E18
UCP=[YR=1993] E13 N22 W13 S22$ N22 E12 N34$.

LAND DESCRIPTION

TOTAL OB/XF 2,494

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	SFR	100	0006	R3	420.00	210.00	420.00	FF		1.00	1.00	0.90	300.00	270.00	113,400							

REVIEW DATE 11/02/2022 BY WWX Total Acres: 0.00 Total Land Value: 113,400 Market: 0 Agricultural: 0 Common: 113,400 PRINTED 08/02/2023 BY SYS