BLOCK 72 LOT 1
IN OR 721/235
R622040 & R622041

WEBB KEVIN & TAWANA S
PO BOX 1577
HILLIARD, FL 32046-1577

2023

08-3N-24-2380-0072-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

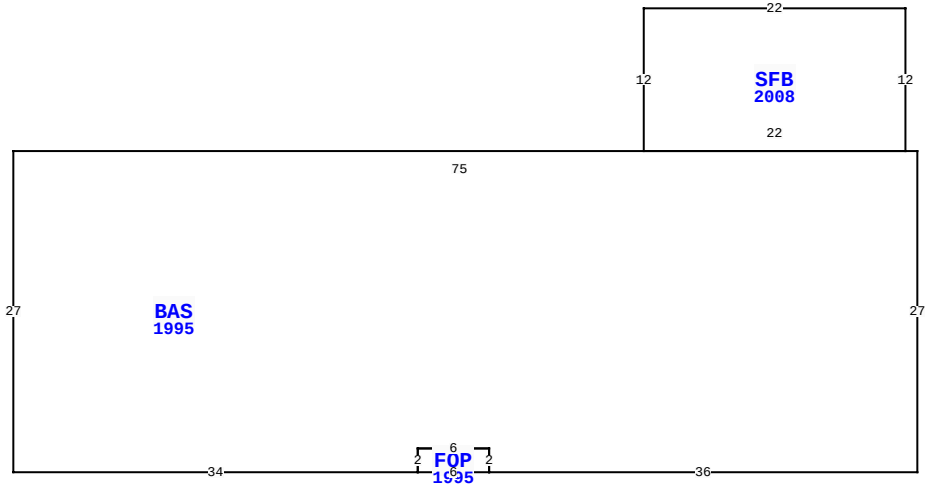
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	92,593
FOP	12	30	4	181
SFB	264	80	211	9,577
TOTALS	2,316		2,255	102,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,255	135.0800	94.56	213,233	1995	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 1996 Heated Area: 2251 HX Base Yr 1996



361896 PINE ST, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		120,045
TOTAL MARKET OB/XF VALUE		3,323
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		186,368
SOH/AGL Deduction		76,333
ASSESSED VALUE		110,035
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,035
TOTAL JUST VALUE		186,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0804049	REPAIR/RRF	2,200	05/02/2008
9702137	XFOB	6,800	02/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0721/0235	1/03/1995	QC	U	V	01	100
GRANTOR: WEBB KEVIN						
GRANTEE: WEBB KEVIN & TAWANA						
0719/1032	12/05/1994	QC	U	V	06	3,000
GRANTOR: KYLES CHRISTINE						
GRANTEE: WEBB KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W1 SFB=[YR=2008] N12 W22 S12 E22$ W75 S27 E34
FOP=[YR=1995] E6 N2 W6 S2$ N2 E6 S2 E36 N27$.

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	0810	CONCRETE A	0	100	0	0	169.00	SF	6.50	6.50	100	2003	2003	3	84	923	
2	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2010	2010	3	50	2,400	

LAND DESCRIPTION

TOTAL OB/XF 3,323

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	000102	C	SFR/MH	100	0006	R3	210.00	210.00	210.00	FF		1.00	1.00	1.00	300.00	300.00	63,000							

REVIEW DATE 11/05/2019 BY TWA Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/02/2023 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

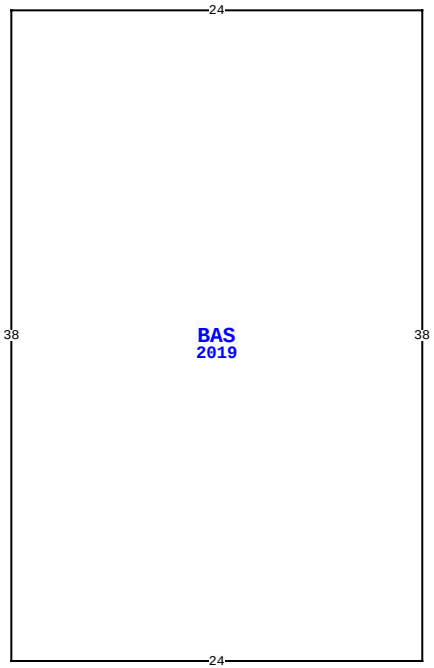
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	17,693
TOTALS	912		912	17,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	912	57.1320	20.00	18,240	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 1996 Heated Area: 912 HX Base Yr 1996



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0719/1032	12/05/1994	QC	U	V	06	3,000
GRANTOR: KYLES CHRISTINE						
GRANTEE: WEBB KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S38 E24 N38$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/05/2019 BY TWA Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/02/2023 BY SYS