BLOCK 74 LOT 4
IN OR 1546/63
TOWN OF HILLIARD

HUMPHREY DONALD JAY EST
PO BOX 1176
HILLIARD, FL 32046-1176

2023

08-3N-24-2380-0074-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	13	LVT/LAMNT 50
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
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

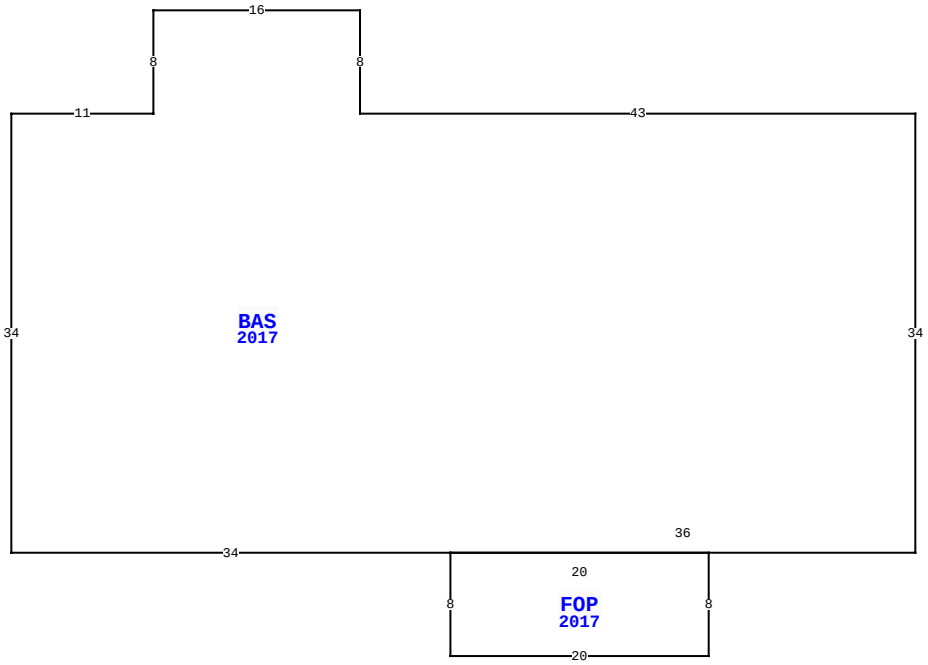
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,508	100	2,508	269,821
FOP	160	30	48	5,164
TOTALS	2,668		2,556	274,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,556	92.4480	109.78	280,598	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 0 Heated Area: 2508 HX Base Yr



371854 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	274,986
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	337,986
SOH/AGL Deduction	47,674
ASSESSED VALUE	290,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,312
TOTAL JUST VALUE	337,986
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160096	CO ISSUED	0	07/28/2017
20160096	NEW CONSTR	0	07/06/2016
20090103	ADDITION	16,000	12/10/2009
20090096	REMODEL	700	11/12/2009
20090095	ELEC OTHER	0	11/10/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/0063	1/14/2008	QC	U	I	06	39,000
GRANTOR: EDWARDS AUDREY M						
GRANTEE: HUMPHREY DONALD JAY						
1541/1212	12/20/2007	QC	U	I	01	100
GRANTOR: EVERETT FLOSSIE MAE						
GRANTEE: EDWARDS AUDREY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W43 N8 W16 S8 W11 S34 E34 FOP=[YR=2017] S8 E20 N8 W20$ E36 N34$.

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	SFR	0	0006	R3	210.00	210.00	210.00	FF		1.00	1.00	1.00	300.00	300.00	63,000							

REVIEW DATE 04/29/2020 BY TWA Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/02/2023 BY SYS