BLOCK 78 SE1/4 OF LOT 5
TOWN OF HILLIARD

LOWE TYLER & HALEY
361660 PINE ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0078-0053

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	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

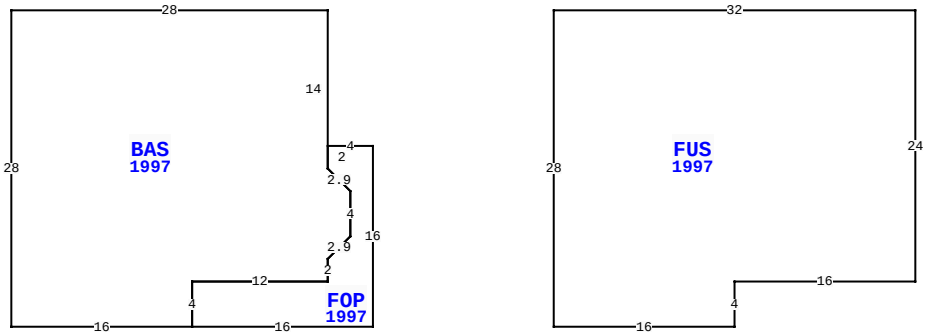
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100	748	79,493
FOP	100	30	30	3,188
FUS	832	100	832	88,420
TOTALS	1,680		1,610	171,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,610	134.1912	121.11	194,987	1997	1997	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1580 HX Base Yr 2019



361660 PINE ST, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,101
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		23,940
TOTAL MARKET VALUE		197,876
SOH/AGL Deduction		55,031
ASSESSED VALUE		142,845
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		87,845
TOTAL JUST VALUE		197,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160094	REPAIR/RRF	0	06/23/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2355/1404	4/15/2020	QC	U	I	11	100
GRANTOR: LOWE TYLER ROBERT						
GRANTEE: LOWE TYLER & HALEY						
2174/1351	1/31/2018	WD	Q	I	01	150,000
GRANTOR: GEIGER AMOS R & EMILY						
GRANTEE: LOWE TYLER ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W28 S28 E16 FOP=[YR=1997] E16 N16 W4 S2 R2 D2 S4 L2 D2 S2 W12 S4 $ N4 E12 N2 R2 U2 N4 L2 U2 N14 $ PTR= E20 FUS=[YR=1997] E32 S24 W16 S4 W16 N28 $ W20 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	R2	105.00	105.00	105.00	FF	4	0.76	1.00	0.76	300.00	228.00	23,940							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 23,940 Market: 0 Agricultural: 0 Common: 23,940 PRINTED 08/02/2023 BY SYS