

BLK 84 LOT 2 & PT LOTS 1,3 & 4
OF TOWN OF HILLIARD S/D
PBK 1/28 & PT LOT 1 &

POKORSKI WILLIAM
361216 PINE ST
HILLIARD, FL 32046

2023

08-3N-24-2380-0084-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3															
Exterior Wall	15	CONC BLOCK 90	0900	01	2,009	101.1507	120.12	241,321	1944	1985	0	0	0	19.25	80.75	VALUATION SUMMARY														
Exterior Wall	04	SINGLE SID 10	1 SNGL FAM - 100% - 2022													Heated Area: 1938														
Roof Structure	03	GABLE/HIP 100														HX Base Yr														
Roof Cover	03	COMP SHNGL 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	03	MASONRY 100																												
Stories	1.	1. 100																												
Units	0	100																												
BUD8 Adjustme	04	DIST 01 100																												
Occupancy	00	NONE 100																												
Quality	04	Quality Level 04																												
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	1,769	100	1,769	171,587																										
BAS	169	100	169	16,392																										
FOP	176	30	53	5,141																										
PTO	368	5	18	1,746																										
TOTALS	2,482		2,009	194,867																										
EXTRA FEATURES																361216 PINE ST, HILLIARD														
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														
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1944	1944	3	20	400														
2	0510	GARAGE WD-	0	100	20	16		320.00	SF 26.95	26.95	100	1995	1995	3	24	2,070														
3	0810	CONCRETE A	0	100	3	60		180.00	SF 6.50	6.50	100	1960	1960	3	20	234														
5	0681	POLE SHED	0	100	0	0		1,024.00	SF 15.00	15.00	100	2002	2002	3	32	4,915														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	546.00	210.00	546.00	FF		1.00	1.00	0.40	300.00	120.00	65,520													
REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 65,520 Market: 0 Agricultural: 0 Common: 65,520 PRINTED 08/02/2023 BY SYS																														