LOT 6 OF U/R SUBD SURVEYED BY
CLARSON & ASSOC BEING PT OF
SEC 16-3N-24E IN OR 2434/507

LOYD NADINE
P O BOX 452
HILLIARD, FL 32046

2023

16-3N-24-0000-0006-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

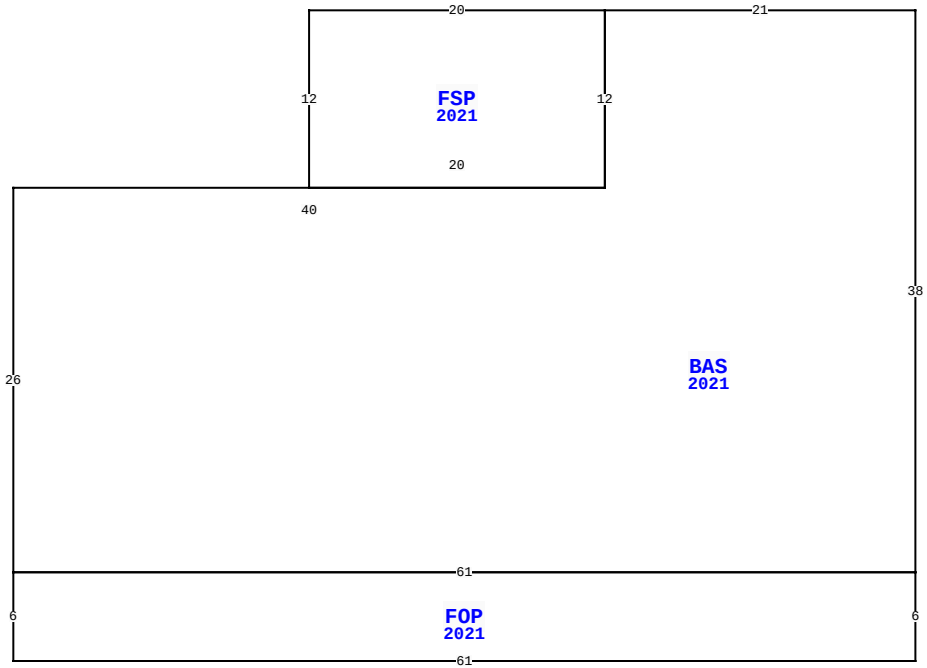
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	1,838	211,756
FOP	366	30	110	12,673
FSP	240	40	96	11,060
TOTALS	2,444		2,044	235,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,044	97.0200	115.21	235,489	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 1838 HX Base Yr 2022



37192 SOUTH 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		235,489
TOTAL MARKET OB/XF VALUE		17,829
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		275,318
SOH/AGL Deduction		107,247
ASSESSED VALUE		168,071
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		113,071
TOTAL JUST VALUE		275,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210018	CO ISSUED	0	10/07/2021
20210056	MANUF. SHED	0	03/18/2021
0704053	REPAIR/RRF	4,500	04/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2434/0507	2/12/2021	QC	U	V	11	100
GRANTOR: LOYD DOUGLAS RAY						
GRANTEE: LOYD NADINE						
2282/1809	6/12/2019	WD	Q	V	01	26,000
GRANTOR: MATTO BARTHOLOMEW C &						
GRANTEE: LOYD DOUGLAS RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W21 FSP=[YR=2021] W20 S12 E20 N12$ S12 W40 S26
FOP=[YR=2021] S6 E61 N6 W61$ E61 N38$.

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	0812	CONCRETE C	0	100	0	0	2,362.00	SF	4.00	4.00	100	2021	2021	3	100	9,448	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2021	2021	3	97	8,381	

LAND DESCRIPTION

TOTAL OB/XF 17,829

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	R1	0.00	0.00	1.00	UT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 11/08/2021 BY TW Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS