IN OR 2631/487
(EX R/W IN OR 78 PG 539)
ESMT PT OR 1547/1546

REINER HOWARD & CHERI
36615 PINE ST
HILLIARD, FL 32046

2023

16-3N-24-0000-0011-0000

BUILDING CHARACTERISTICS

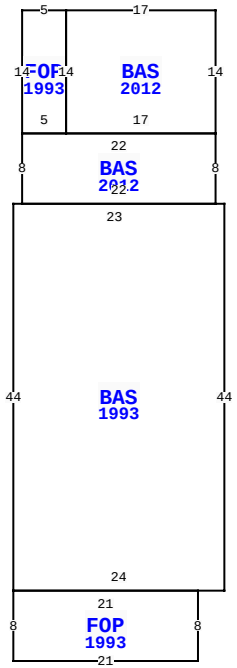
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,056	100	1,056	77,193
BAS	176	100	176	12,865
BAS	238	100	238	17,398
FOP	70	30	21	1,535
FOP	168	30	50	3,655
TOTALS	1,708		1,541	112,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,541	102.2040	92.24	142,142	1952	1968	0	0	0	20.75	79.25

1 SINGLE FAM – 0% - 2023 Heated Area: 1470 HX Base Yr



36615 PINE ST, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	112,648
TOTAL MARKET OB/XF VALUE	3,325
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	142,973
SOH/AGL Deduction	0
ASSESSED VALUE	142,973
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,973
TOTAL JUST VALUE	142,973
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/487	4/07/2023	WD	Q	I	01	175,000
GRANTOR: WHITFIELD FAYE & WILL						
GRANTEE: REINER HOWARD & CHE						
2593/1658	9/23/2022	WD	Q	I	01	200,000
GRANTOR: SHEEHAN ANNETTE H & R						
GRANTEE: WHITFIELD FAYE & WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 BAS=[YR=2012] N8 BAS=[YR=2012] N14 W17
FOP=[YR=1993] W5 S14 E5N14$ S14 E17$ W22 S8E22$ W23 S44
FOP=[YR=1993] S8 E21 N8W21$ E24 N44$.

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	0680	POLE SHED	0	0	0	0	598.00	SF	10.00	10.00	100	1980	1980	3	20	1,196	
2	0681	POLE SHED	0	0	0	0	252.00	SF	15.00	15.00	100	1990	1990	3	20	756	
3	0350	CARPORT WD	0	0	24	22	528.00	SF	13.00	13.00	100	1990	1990	3	20	1,373	

LAND DESCRIPTION

TOTAL OB/XF 3,325

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	000115	C	SFR ACRES	0	0006	R1	0.00	0.00	1.00	AC		1.00	1.00	1.00	27,000.00	27,000.00	27,000							

REVIEW DATE 02/01/2018 BY TWX Total Acres: 1.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 08/02/2023 BY SYS