IN SW1/4 OF SW1/4
IN OR 1978/428

JOHNSON JEFFREY M SR
36107 PINE ST
HILLIARD, FL 32046

2023

16-3N-24-0000-0021-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

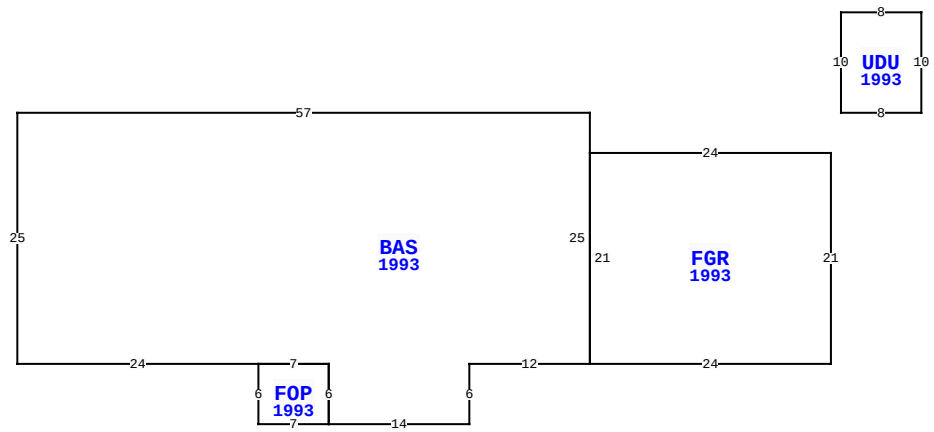
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,509	100	1,509	101,323
FGR	504	55	277	18,599
FOP	42	30	13	873
UDU	80	55	44	2,954
TOTALS	2,135		1,843	123,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,843	124.0000	111.91	206,250	1962	1962	0	0	0	40.00	60.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1509 HX Base Yr 2016



36107 PINE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		123,750
TOTAL MARKET OB/XF VALUE		7,215
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		290,965
SOH/AGL Deduction		131,615
ASSESSED VALUE		159,350
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,350
TOTAL JUST VALUE		290,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150039	REMODEL	0	04/08/2015
87-816	N/A	2,500	09/22/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1978/0428	4/17/2015	WD	U	I	11	100
GRANTOR: CARLSON NORA F HOLTON						
GRANTEE: JOHNSON JEFFREY M S						
1965/0919	3/02/2015	QC	U	I	11	100
GRANTOR: CARLSON NORA F						
GRANTEE: JOHNSON JEFFREY M S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S25 E24 FOP=[YR=1993] S6 E7 N6W7$ E7 S6 E14 N6 E12 FGR=[YR=1993] E24 N21 W24S21$ N25$ PTR=E25 UDU=[YR=1993] E8 N10 W8S10$ W25$.

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	1980	1980	3	49	1,715	
2	0803	ASPHALT C	0	100	0	0	5,500.00	SF	2.00	2.00	100	1980	1980	3	50	5,500	

LAND DESCRIPTION

TOTAL OB/XF 7,215

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	100	0006	R1	0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000							

REVIEW DATE 01/31/2018 BY TWX Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS