

LOTS 7,8,9 & 10
IN OR 2148/1046
(EX RW IN OR 77/502)

DAVIS ROBERT M & VERONICA B
36841 PINE STREET
HILLIARD, FL 32046

2023

16-3N-24-2580-0007-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC	6001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100	1,240	140,678
FOP	128	30	38	4,311
FOP	420	30	126	14,295
FUS	762	100	762	86,449

TOTALS	2,550	2,166	245,734
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	135.00	SF	6.50	
3	0810	CONCRETE A	0 100	15	15	225.00	SF	6.50	
4	0861	POOL GUNIT	0 100	32	13	416.00	SF	85.00	
5	0855	CONC PAVER	0 100	0	0	704.00	SF	10.00	
6	0462	ST/AL FNC	0 100	144	4	576.00	SF	10.00	
7	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0004	R1	0.00	0.00	4.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,166	115.4538	137.10	296,959	1922	1982	0	0	17.25	82.75	
1 SNGL FAM - 100% - 2021				Heated Area: 2002				HX Base Yr 2021				

The site plan shows three building footprints on a lot. The lot dimensions are 20 (top), 21 (left), 21 (right), 20 (bottom), 10 (top right), 28 (bottom right), 36 (left), and 22 (bottom). The building footprints are: FOP 2021 (top), BAS 1993 (bottom left), and FOP 1993 (bottom right). The dimensions for the building footprints are: FOP 2021 (20 x 21), BAS 1993 (28 x 36), and FOP 1993 (16 x 8).

The site plan shows one building footprint, FUS 1993, on a lot. The lot dimensions are 38 (top), 15 (right), 22 (bottom right), 12 (bottom), 16 (bottom left), and 27 (left). The building footprint is 38 x 15.

36841 PINE ST, HILLIARD				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1924	1924	3	20	700	
135.00	SF	6.50	6.50	100	1970	1970	3	22	193	
225.00	SF	6.50	6.50	100	2018	2018	3	98	1,433	
416.00	SF	85.00	85.00	100	2022	2022	3	100	35,360	
704.00	SF	10.00	10.00	100	2022	2022	3	100	7,040	
576.00	SF	10.00	10.00	100	2022	2022	3	100	5,760	
2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

NASSAU COUNTY PROPERTY									
PAGE 1 of 2 3									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					275,184				
TOTAL MARKET OB/XF VALUE					51,086				
TOTAL LAND VALUE - MARKET					74,800				
TOTAL MARKET VALUE					401,070				
SOH/AGL Deduction					94,651				
ASSESSED VALUE					306,419				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					256,419				
TOTAL JUST VALUE					401,070				
NCON VALUE					48,760				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					274,791				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220145	ADDITION	0	04/22/2022
20210238	SWIM POOL	0	11/04/2021
20180262	REPAIR/RRF	0	12/18/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2148/1046	9/26/2017	WD	Q	I	01	135,000	
GRANTOR: PARKS MARY G							
GRANTEE: DAVIS ROBERT M & VE							
1798/0736	6/18/2012	QC	U	I	11	100	
GRANTOR: BRAY MAE OLLIE BELL							
GRANTEE: PARKS MARY G							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W10 FOP=[YR=2021] N21 W20 S21 E20\$ W28 S36 E22 FOP=[YR=1993] E16 N8 W16 S8 \$ N8 E16 N28 \$ PTR= E15 FUS=[YR=1993] E38 S15 W22 S12 W16 N27 \$ W15 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0004	R1	0.00	0.00	4.00

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