LOT 38 EX R/W
IN OR 232 PG 459
SUB OF NW1/4 PB 1 PG 3

PEARSON DOUGLAS C & ANN W
37178 S PINE ST
HILLIARD, FL 32046

**2023**

**16-3N-24-2580-0038-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

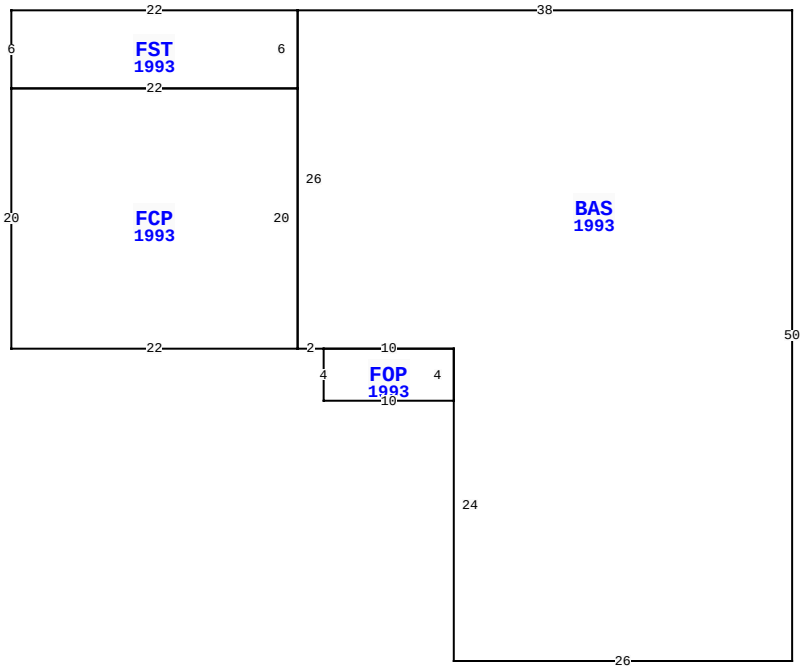
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 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 | 1,612 | 100 | 1,612 | 122,834 |
| FCP | 440 | 25 | 110 | 8,382 |
| FOP | 40 | 30 | 12 | 914 |
| FST | 132 | 55 | 73 | 5,563 |
| TOTALS | 2,224 | | 1,807 | 137,693 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,807 | 115.5000 | 104.24 | 188,362 | 1974 | 1984 | 0 | 0 | 0 | 26.90 | 73.10 |

1 SINGLE FAM – 100% - 0 Heated Area: 1612 HX Base Yr




37178 SOUTH PINE ST, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 137,693 |
| TOTAL MARKET OB/XF VALUE | | 4,892 |
| TOTAL LAND VALUE - MARKET | | 22,000 |
| TOTAL MARKET VALUE | | 164,585 |
| SOH/AGL Deduction | | 72,976 |
| ASSESSED VALUE | | 91,609 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 41,609 |
| TOTAL JUST VALUE | | 164,585 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 141,036 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200024 | REPAIR/RRF | 0 | 02/03/2020 |
| 87-830 | N/A | 2,100 | 11/09/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0232/0459 | 2/01/1977 | WD | U | I | | 42,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0120/0068 | 1/01/1972 | WD | Q | V | | 1,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W38 FST=[YR=1993] W22 S6 FCP=[YR=1993] S20 E22 N20W22$ E22N6$ S26 E2 FOP=[YR=1993] S4 E10 N4W10$ E10 S24 E26 N50$ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 29 | 20 | 580.00 | SF | 5.20 | 5.20 | 100 | 1985 | 1985 | 3 | 49.5 | 1,493 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 35 | 10 | 350.00 | SF | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 50 | 1,750 | |
| 3 | 0803 | ASPHALT C | 0 | 100 | 0 | 0 | 1,649.00 | SF | 2.00 | 2.00 | 100 | 1998 | 1998 | 3 | 50 | 1,649 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,892

| 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 10/08/2020 BY TWX Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS