PT OF LOT 49
IN OR 2363/1009 & OR 2367/1522
(EX S-1 THRU S-5 &

SIEBEL WILLIAM EDWARD
36040 PINE ST
HILLIARD, FL 32046

2023

17-3N-24-2020-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

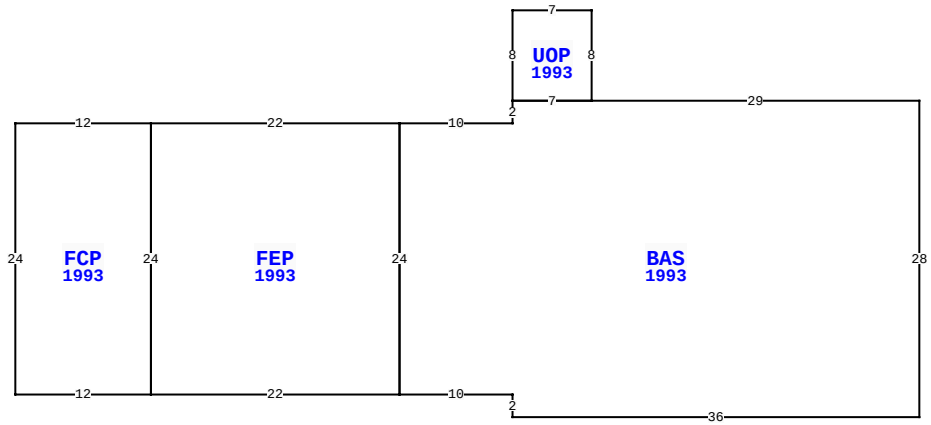
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	06
NEIGHBORHOOD/LOC	6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	33,453
FCP	288	25	72	1,930
FEP	528	80	422	11,312
UOP	56	20	11	295
TOTALS	2,120		1,753	46,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,753	99.0000	89.35	156,631	1956	1956	0	0	30	23.75	30.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1248 HX Base Yr 2021



36040 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		46,989
TOTAL MARKET OB/XF VALUE		3,516
TOTAL LAND VALUE - MARKET		53,912
TOTAL MARKET VALUE		104,417
SOH/AGL Deduction		61,481
ASSESSED VALUE		42,936
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,936
TOTAL JUST VALUE		104,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/1522	4/29/2020	WD	U	I	11	100
GRANTOR: HOBBS DEBBIE D						
GRANTEE: SIEBEL WILLIAM EDWA						
2363/1009	5/26/2020	WD	Q	V	03	22,500
GRANTOR: HOBBS DEBBIE DYAL						
GRANTEE: SIEBEL WILLIAM EDWA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 UOP=[YR=1993] N8 W7 S8E7 $ W7 S2 W10
FEP=[YR=1993] W22 FCP=[YR=1993] W12 S24 E12 N24$ S24 E22 N24$
S24 E10 S2 E36 N28$.

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	100	30	18	540.00	SF	10.00	10.00	100	1965	1965	3	20	1,080	
2	0681	POLE SHED	0	100	18	8	144.00	SF	15.00	15.00	100	1998	1998	3	27	583	
3	0811	CONCRETE B	0	100	30	18	540.00	SF	5.20	5.20	100	1992	1992	3	66	1,853	

LAND DESCRIPTION

TOTAL OB/XF 3,516

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		0.00	0.00	2.93	AC		1.00	1.00	0.80	23,000.00	18,400.00	53,912							

REVIEW DATE 04/19/2022 BY TWA Total Acres: 2.93 Total Land Value: 53,912 Market: 0 Agricultural: 0 Common: 53,912 PRINTED 08/02/2023 BY SYS