BLOCK 58 N1/2 OF LOT 4
& ALL OF LOT 6
IN OR 330 PG 523

CARTER MARY P
PO BOX 691
HILLIARD, FL 32046-0691

2024

08-3N-24-2380-0058-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

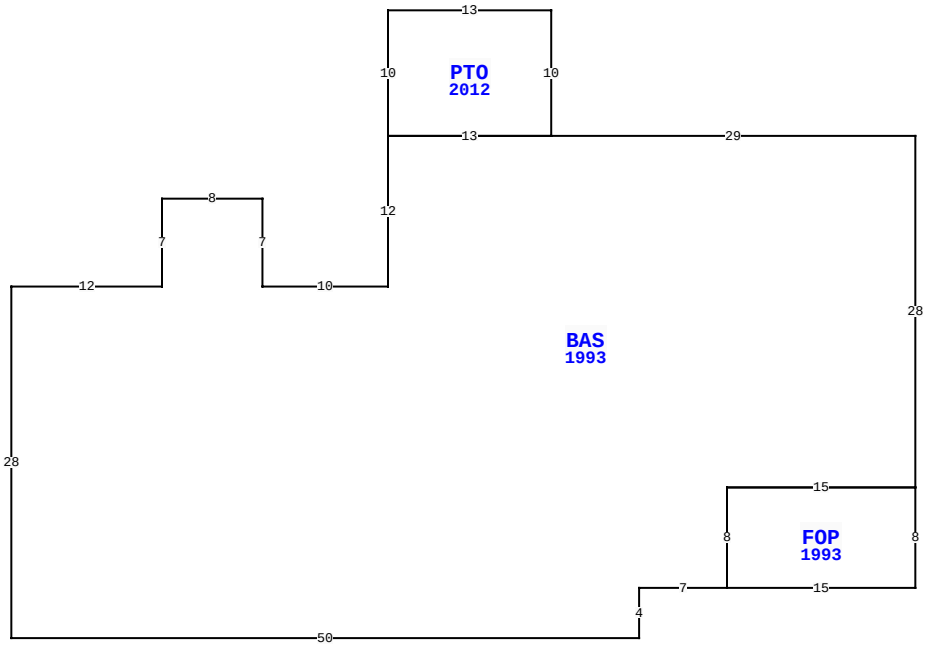
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,368	100	2,368	160,486
FOP	120	30	36	2,440
PTO	130	5	6	407
TOTALS	2,618		2,410	163,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,410	99.9600	94.96	228,854	1949	1960	0	0	0	28.63	71.37

1 SINGLE FAM – 100% - 0 Heated Area: 2368 HX Base Yr



361653 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		163,333
TOTAL MARKET OB/XF VALUE		772
TOTAL LAND VALUE - MARKET		94,500
TOTAL MARKET VALUE		258,605
SOH/AGL Deduction		156,816
ASSESSED VALUE		101,789
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		46,789
TOTAL JUST VALUE		258,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170094	REPAIR/RRF	0	06/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0330/0523	2/01/1981	WD	Q	I		50,000
GRANTOR:						
GRANTEE:						
0293/0380	6/01/1979	WD	Q	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 PTO=[YR=2012] N10 W13 S10 E13 $ W13 S12W10 N7 W8 S7 W12 S28 E50 N4 E7 FOP=[YR=1993] E15 N8 W15 S8$ N8 E15 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	0940	SHEDS/PORT	0	100	0	0	192.00	SF	20.10	20.10	100	1981	1981	3	20	772	

LAND DESCRIPTION

TOTAL OB/XF 772

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	R-2	315.00	210.00	315.00	FF		1.00	1.00	1.00	300.00	300.00	94,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 94,500 Market: 0 Agricultural: 0 Common: 94,500 PRINTED 08/06/2024 BY SYS