BLOCK 67 S1/2 OF LOT 2
IN OR 373 PG 652
TOWN OF HILLIARD

HUMPHREY MARY
PO BOX 363
HILLIARD, FL 32046-0363

2024

08-3N-24-2380-0067-0020

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	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	01	Quality Level 01

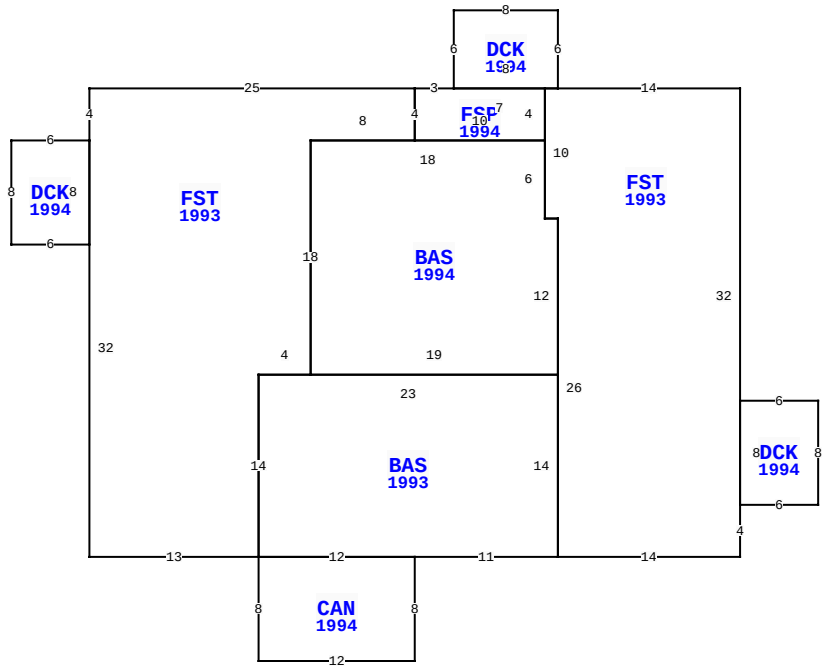
DOR CODE 2100 RESTAURANTS/CAFE
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	322	100	322	13,743
BAS	336	100	336	14,341
CAN	96	30	29	1,238
DCK	48	10	5	214
DCK	48	10	5	214
DCK	48	10	5	214
FSP	40	40	16	683
FST	514	55	283	12,079
FST	588	55	323	13,786
TOTALS	2,040		1,324	56,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,324	89.8560	85.36	113,017	1922	1958	0	0	50	23.50	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 658 HX Base Yr



372057 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	56,508
TOTAL MARKET OB/XF VALUE	2,689
TOTAL LAND VALUE - MARKET	31,500
TOTAL MARKET VALUE	90,697
SOH/AGL Deduction	0
ASSESSED VALUE	90,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,697
TOTAL JUST VALUE	90,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
05-059	REMODEL	400	05/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0373/0652	11/01/1982	QC	U	V		1,000
GRANTOR:						
GRANTEE:						
0105/0393	9/22/1970	FJ	U	I	03	100
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: NASSAU COUNTY BOCC						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W14 DCK=[YR=1994] N6 W8 S6 FSP=[YR=1994] W3 FST=[YR=1993] W25 S4 DCK=[YR=1994] W6 S8 E6 N8$ S32 E13 CAN=[YR=1994] S8 E12 N8 BAS=[YR=1993] E11 N14 BAS=[YR=1994] N12 W1 N6 W18 S18 E19$W23 S14 E12$ W12$ N14 E4 N18 E8 N4$ S4 E10 N4 W7$ E8$ W1 S10 E1 S26 E14 N4 DCK=[YR=1994] E6 N8 W6S8$ N32$.

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	0812	CONCRETE C	0	0	0	0	1,019.00	SF	4.00	4.00	100	1992	1992	3	64	2,609	
2	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1992	1992	3	20	80	

LAND DESCRIPTION

TOTAL OB/XF 2,689

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	002100	C	RESTAURANT	0	0005	CN -	105.00	210.00	105.00	FF		1.00	1.00	1.00	300.00	300.00	31,500							

REVIEW DATE 06/07/2022 BY HSA Total Acres: 0.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/06/2024 BY SYS