BLOCK 76 LOTS 3 4 5 & 6
IN OR 1518/1731
TOWN OF HILLIARD

HUNTER RICHARD
361770 PINE ST
HILLIARD, FL 32046

2024

08-3N-24-2380-0076-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

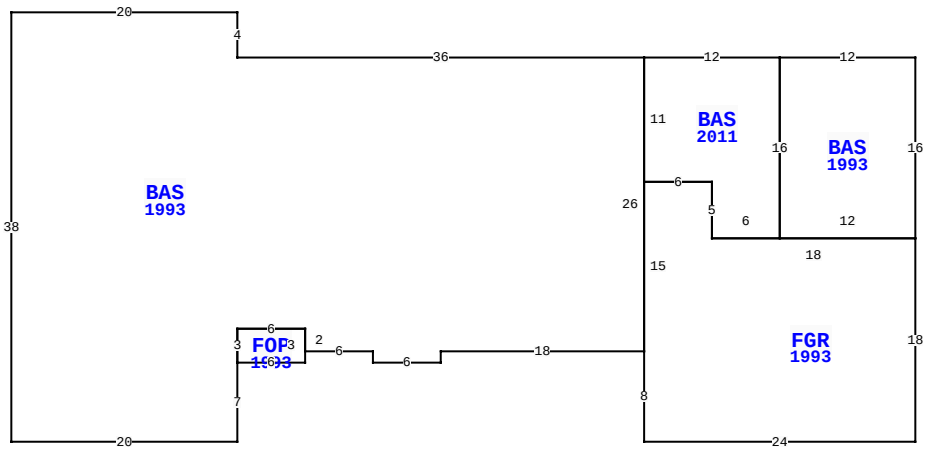
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	01	Quality Level 01
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	192	100	192	19,434
BAS	1,690	100	1,690	171,054
BAS	162	100	162	16,397
FGR	462	55	254	25,709
FOP	18	30	5	506
TOTALS	2,524		2,303	233,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,303	113.2488	141.56	326,013	1976	1986	0	0	0	28.50	71.50

1 SNGL FAM – 100% - 2008 Heated Area: 2044 HX Base Yr 2008



361770 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		233,099
TOTAL MARKET OB/XF VALUE		11,298
TOTAL LAND VALUE - MARKET		100,800
TOTAL MARKET VALUE		345,197
SOH/AGL Deduction		192,292
ASSESSED VALUE		152,905
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,905
TOTAL JUST VALUE		345,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200102	SWIM POOL	0	05/05/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/1731	8/13/2007	WD	U	I	05	125,000
GRANTOR: LASALLE BANK NATIONAL						
GRANTEE: HUNTER RICHARD						
1493/2000	4/23/2007	CT	U	I	14	176,000
GRANTOR: CLERK OF COURT						
GRANTEE: LASALLE BANK NATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=2011] W12 BAS=[YR=1993] W36 N4 W20 S38 E20 N7 FOP=[YR=1993] E6 N3 W6 S3 $ N3 E6 S2 E6 S1 E6 N1 E18 FGR=[YR=1993] S8 E24 N18 W18 N5 W6 S15$ N26 $ S11 E6 S5 E6 N16 $ S16 E12 N16 $.

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	0810	CONCRETE A	0	100	0	0	1,964.00	SF	6.50	6.50	100	1980	1980	3	32.5	4,149	
2	0510	GARAGE WD-	0	100	20	32	640.00	SF	26.95	26.95	100	1992	1992	3	20	3,450	
3	0510	GARAGE WD-	0	100	31	11	320.00	SF	35.00	35.00	100	1999	1999	3	27	3,024	
4	1242	WD DECK A	0	100	0	0	150.00	SF	5.00	5.00	100	2020	2020	3	90	675	

LAND DESCRIPTION

TOTAL OB/XF 11,298

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	0005	R-3	420.00	420.00	420.00	FF		1.00	1.00	0.80	300.00	240.00	100,800							

REVIEW DATE 10/13/2020 BY TW Total Acres: 0.00 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 PRINTED 08/06/2024 BY SYS