BLOCK 78 PT OF LOT 5 (S-1&S-4)
IN OR 902/802
TOWN OF HILLIARD

WALDO DAVID L & LINDA S
361678 PINE STREET
HILLIARD, FL 32046

2024

08-3N-24-2380-0078-0051

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

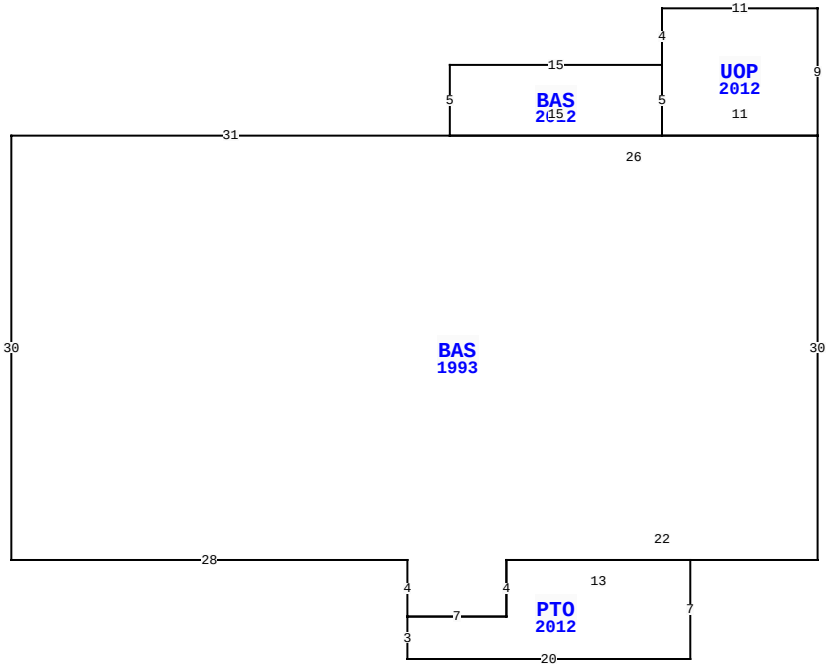
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	1,738	109,267
BAS	75	100	75	4,715
PTO	112	5	6	377
UOP	99	20	20	1,257
TOTALS	2,024		1,839	115,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,839	109.9000	104.40	191,992	1951	1951	0	0	0	39.78	60.22

1 SINGLE FAM – 100% - 2000 Heated Area: 1813 HX Base Yr 2000



361678 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		180,895
TOTAL MARKET OB/XF VALUE		11,154
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		223,549
SOH/AGL Deduction		102,108
ASSESSED VALUE		121,441
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,441
TOTAL JUST VALUE		223,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0902/0802	10/07/1999	WD	U	I	09	75,000

GRANTOR: BUCHANAN MARTHA

GRANTEE: WALDO DAVID & LINDA

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W11 S4 BAS=[YR=2012] W15 S5 BAS=[YR=1993] W31 S30 E28 S4 PTO=[YR=2012] S3E20 N7 W13 S4 W7$ E7 N4 E22 N30 W26 $ E15 N5$ S5 E11 N9$.

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	0861	POOL GUNIT	0	100	29	16	464.00	SF	85.00	85.00	100	1982	1982	3	20	7,888	
2	0845	KOOL DECK	0	100	0	0	426.00	SF	7.25	7.25	100	1982	1982	3	38	1,174	
3	0803	ASPHALT C	0	100	25	15	375.00	SF	2.00	2.00	100	1982	1982	3	50	375	
4	0810	CONCRETE A	0	100	0	0	236.00	SF	6.50	6.50	100	1982	1982	3	38	583	
5	0810	CONCRETE A	0	100	28	7	196.00	SF	6.50	6.50	100	2008	2008	3	89	1,134	

LAND DESCRIPTION

TOTAL OB/XF 11,154

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	105.00	210.00	105.00	FF		1.00	1.00	1.00	300.00	300.00	31,500							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/06/2024 BY SYS

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Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

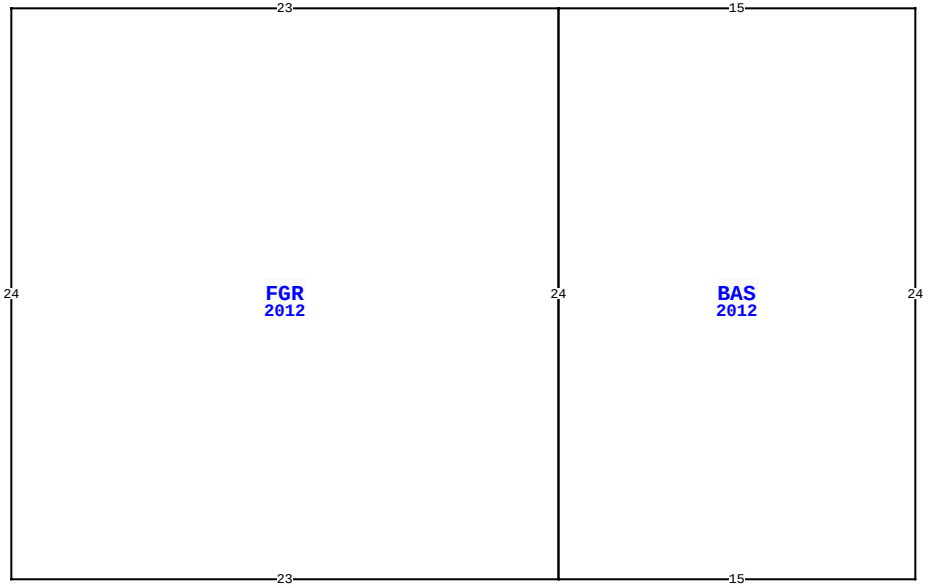
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	35,391
FGR	552	55	304	29,886
TOTALS	912		664	65,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	664	116.6000	110.77	73,551	2000	2000	0	0	0	11.25	88.75

2 SINGLE FAM – 100% - 2000 Heated Area: 360 HX Base Yr 2000



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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: BUCHANAN MARTHA

GRANTEE: WALDO DAVID & LINDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W15 FGR=[YR=2012] W23S24 E23 N24$ S24 E15 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/06/2024 BY SYS