

BLK 84 LOT 2 & PT LOTS 1,3 & 4
OF TOWN OF HILLIARD S/D
PBK 1/28 & PT LOT 1 &

POKORSKI WILLIAM
361216 PINE ST
HILLIARD, FL 32046

2024

08-3N-24-2380-0084-0010



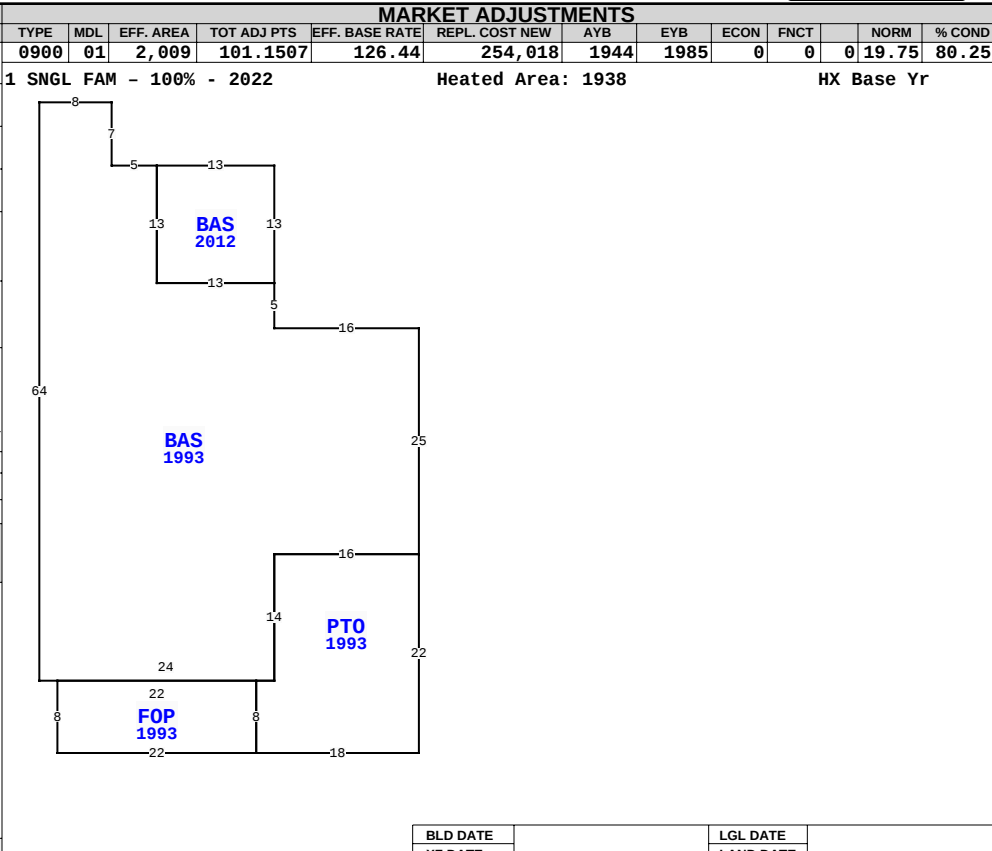
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	04	SINGLE SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,769	100	1,769	179,497
BAS	169	100	169	17,148
FOP	176	30	53	5,378
PTO	368	5	18	1,826
TOTALS	2,482		2,009	203,849

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0510	GARAGE WD-	0	100	20	16	320.00	SF	26.95	26.95	
3	0810	CONCRETE A	0	100	3	60	180.00	SF	6.50	6.50	
4	0681	POLE SHED	0	100	0	0	1,024.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	R-2			1.76	AC	



361216 PINE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1944	1944	3	20	400	
100	1995	1995	3	23	1,984	
100	1960	1960	3	20	234	
100	2002	2002	3	30	4,608	

TOTAL OB/XF											
7,226											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		203,849	
TOTAL MARKET OB/XF VALUE		7,226	
TOTAL LAND VALUE - MARKET		52,800	
TOTAL MARKET VALUE		263,875	
SOH/AGL Deduction		12,294	
ASSESSED VALUE		251,581	
TOTAL EXEMPTION VALUE		13	251,581
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		263,875	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,006	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
04-0018	REPAIR/RRF	2,000	04/11/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2469/0132	6/08/2021	WD	Q	I	01
GRANTOR: COON DONALD S & MEGAN					
GRANTEE: POKORSKI WILLIAM					
2312/1588	10/01/2019	WD	Q	I	01
GRANTOR: BOYLE GRIFFIN P & SHE					
GRANTEE: COON DONALD S & MEG					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 N5 BAS=[YR=2012] N13 W13 S13 E13 \$ W13 N13 W5 N7 W8 S64 E2 FOP=[YR=1993] S8 E22 PTO=[YR=1993] E18 N22 W16 S14 W2 S8 \$ N8 W22 \$ E24 N14 E16 N25 \$.											