LOT 2
PINE STREET EST OR 2568/1936

SHAMAHS DAVID CAZAREZ SR & DEANNA
361919 PINE ST
HILLIARD, FL 32046

2024

08-3N-24-2385-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

361919 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	28,000
SOH/AGL Deduction	0
ASSESSED VALUE	28,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,000
TOTAL JUST VALUE	28,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230051	CO ISSUED		01/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/637	1/17/2024	SW	Q	I	01	262,000
GRANTOR: PINE STREET ESTATES I						
GRANTEE: SHAMAHS DAVID CAZAR						
2604/1936	11/18/2022	WD	U	V	37	60,000
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: PINE STREET ESTATES						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0		R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 07/14/2022 BY RDC Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 08/06/2024 BY SYS