LOT 3
PINE STREET EST OR 2568/1936

ROSBRUGH WILBUR FREDERICK II & SHERRY
361927 PINE STREET
HILLIARD, FL 32046

2024

08-3N-24-2385-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

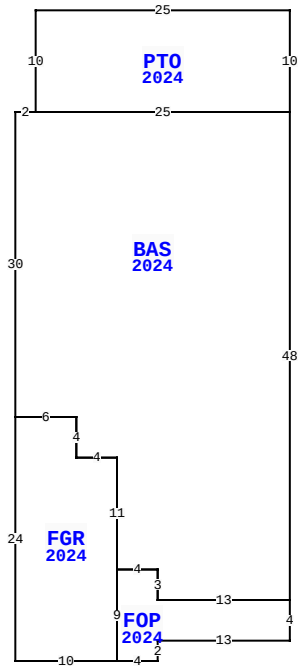
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	160,451
FGR	224	55	123	17,621
FOP	88	30	26	3,725
PTO	250	5	12	1,719
TOTALS	1,682		1,281	183,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,281	114.6080	143.26	183,516	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1120 HX Base Yr 2024



361927 PINE ST, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		183,516
TOTAL MARKET OB/XF VALUE		5,610
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		217,126
SOH/AGL Deduction		0
ASSESSED VALUE		217,126
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,126
TOTAL JUST VALUE		217,126
NCON VALUE		189,126
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		28,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230053	CO ISSUED		12/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/876	12/15/2023	SW	Q	I	01	259,000
GRANTOR: PINE STREET ESTATES I						
GRANTEE: ROSBRUGH WILBUR FRE						
2604/1936	11/18/2022	WD	U	V	37	60,000
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: PINE STREET ESTATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,0] W25 W2 S30 E6 S4 E4 S11 E4 S3 E13 N48 $
FGR=[YR=2024;ORIG=103,30] E6 S4 E4 S11 S9 W10 N24 $
FOP=[YR=2024;ORIG=113,45] E4 S3 E13 S4 W13 S2 W4 N9 $
PTO=[YR=2024;ORIG=105,-10] E25 S10 W25 N10 $
.

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	0855	CONC PAVER	0	100	0	0	561.00	SF	10.00	10.00	100	2024	2023		100	5,610	

LAND DESCRIPTION

TOTAL OB/XF 5,610

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		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 12/14/2023 BY WW Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 08/06/2024 BY SYS