IN OR 1065/1436
EX R/W OR 78/541

CONNER KAREN GROOMS
PO BOX 1168
HILLIARD, FL 32046

2024

17-3N-24-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

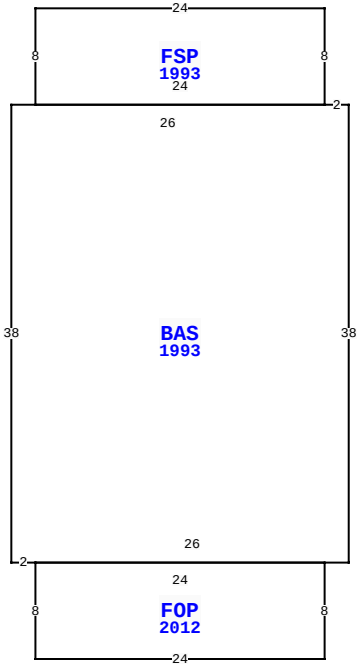
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	73,783
FOP	192	30	58	4,022
FSP	192	40	77	5,340
TOTALS	1,448		1,199	83,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,199	93.2800	88.62	106,255	1960	1965	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 2002 Heated Area: 1064 HX Base Yr 2002



36876 PINE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		100,696
TOTAL MARKET OB/XF VALUE		1,680
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		156,376
SOH/AGL Deduction		66,178
ASSESSED VALUE		90,198
TOTAL EXEMPTION VALUE	HX HB	48,970
BASE TAXABLE VALUE		41,228
TOTAL JUST VALUE		156,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220281	REPAIR/RRF	0	09/12/2022
01011	OTHER	0	03/01/2001
07-084	MH MOVE-ON	0	07/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1065/1436	6/27/2002	WD	U	I	01	41,000

GRANTOR: GROOMS TERRY
GRANTEE: CONNER KAREN GROOMS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FSP=[YR=1993] N8 W24 S8 E24$ W26 S38 E2
FOP=[YR=2012] S8 E24 N8 W24$ E26 N38$.

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	0681	POLE SHED	0	100	28	20	560.00	SF	15.00	15.00	100	1975	1975	3	20	1,680	

TOTAL OB/XF 1,680

LAND DESCRIPTION

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	000115	C	SFR ACRES	100	0006	R-2	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							

REVIEW DATE 11/02/2022 BY WWX Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
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

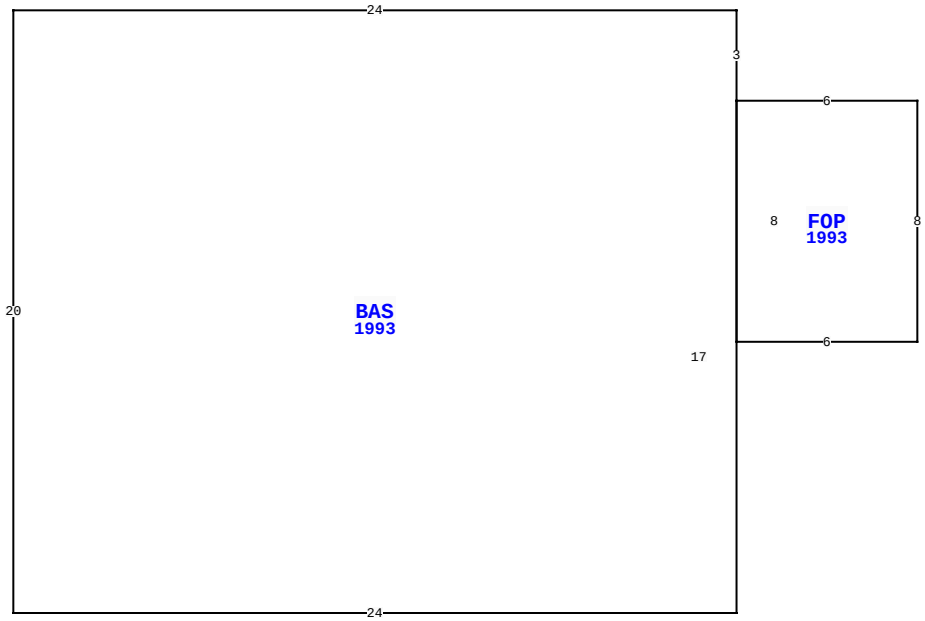
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	17,054
FOP	48	30	14	497
TOTALS	528		494	17,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	494	93.5000	88.82	43,877	1930	1930	0	0	40	30.50	40.00

2 SINGLE FAM – 0% - 2002 Heated Area: 480 HX Base Yr 2002



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TOTAL JUST VALUE	156,376
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PREVIOUS YEAR MKT VALUE	151,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1065/1436	6/27/2002	WD	U	I	01	41,000

GRANTOR: GROOMS TERRY
GRANTEE: CONNER KAREN GROOMS

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W6 BAS=[YR=1993] N3 W24 S20 E24 N17$ S8 E6 N8$.

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 11/02/2022 BY WWX Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/06/2024 BY SYS