

PT OF LOT 49
IN OR 2363/1009 & OR 2367/1522
(EX S-1 THRU S-5 &

SIEBEL WILLIAM EDWARD
36040 PINE ST
HILLIARD, FL 32046

2024

17-3N-24-2020-0049-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
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	1,248	100	1,248	35,212
FCP	288	25	72	2,032
FEP	528	80	422	11,907
UOP	56	20	11	311

TOTALS	2,120		1,753	49,461
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0680	POLE SHED	0 100	30	18	540.00	SF	10.00	
2	0681	POLE SHED	0 100	18	8	144.00	SF	15.00	
3	0811	CONCRETE B	0 100	30	18	540.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	A-1	0.00	0.00	2.93

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,753	99.0000	94.05	164,870	1956	1956	0	0	30	24.00	30.00
1 SINGLE FAM - 100% - 2021												
Heated Area: 1248												
HX Base Yr 2021												
36040 PINE ST, HILLIARD												

TOTAL OB/XF												
3,439												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0680	POLE SHED	0 100	30	18	540.00	SF	10.00	10.00	100	1965	1965
2	0681	POLE SHED	0 100	18	8	144.00	SF	15.00	15.00	100	1998	1998
3	0811	CONCRETE B	0 100	30	18	540.00	SF	5.20	5.20	100	1992	1992

TOTAL OB/XF												
3,439												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0680	POLE SHED	0 100	30	18	540.00	SF	10.00	10.00	100	1965	1965
2	0681	POLE SHED	0 100	18	8	144.00	SF	15.00	15.00	100	1998	1998
3	0811	CONCRETE B	0 100	30	18	540.00	SF	5.20	5.20	100	1992	1992

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		49,461	
TOTAL MARKET OB/XF VALUE		3,439	
TOTAL LAND VALUE - MARKET		70,320	
TOTAL MARKET VALUE		123,220	
SOH/AGL Deduction		78,996	
ASSESSED VALUE		44,224	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		19,224	
TOTAL JUST VALUE		123,220	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		104,417	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2363/1009	5/26/2020	WD	Q	V	03
GRANTOR: HOBBS DEBBIE DYAL					SALE PRICE
GRANTEE: SIEBEL WILLIAM EDWA					22,500
2367/1522	4/29/2020	WD	U	I	11
GRANTOR: HOBBS DEBBIE D					100
GRANTEE: SIEBEL WILLIAM EDWA					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W29 UOP=[YR=1993] N8 W7 S8E7 \$ W7 S2 W10									
FEP=[YR=1993] W22 FCP=[YR=1993] W12 S24 E12 N24\$ S24 E22 N24\$									
S24 E10 S2 E36 N28\$.									