PT OF LOT 50 (S-2)
IN OR 2266/1629
R568102 & R568103

BRUTON JOSHUA J & WHITNEY L
36116 PINE STREET
HILLIARD, FL 32046

2024

17-3N-24-2020-0050-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

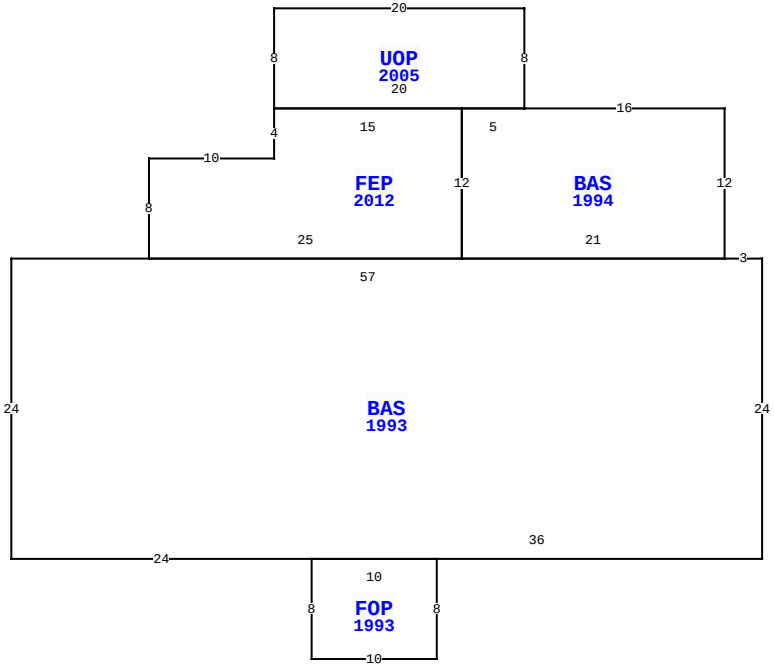
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	68,415
BAS	252	100	252	11,973
FEP	260	85	221	10,500
FOP	80	30	24	1,140
UOP	160	25	40	1,901
TOTALS	2,192		1,977	93,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,977	121.2000	84.84	167,729	1979	2005	0	0	0	44.00	56.00

1 M/H 93- – 100% - 2021 Heated Area: 1913 HX Base Yr 2021



36116 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		93,928
TOTAL MARKET OB/XF VALUE		23,351
TOTAL LAND VALUE - MARKET		47,250
TOTAL MARKET VALUE		164,529
SOH/AGL Deduction		27,294
ASSESSED VALUE		137,235
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,235
TOTAL JUST VALUE		164,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0389	REPAIR/RRF	2,900	05/06/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2266/1629	3/29/2019	WD	Q	I	01	125,000
GRANTOR: MANNING DAVID N & SHA						
GRANTEE: BRUTON JOSHUA J & W						
0830/1140	4/21/1998	WD	U	I	06	100
GRANTOR: MANNING SHARON DYAL						
GRANTEE: MANNING DAVID & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 BAS=[YR=1994] N12 W16 UOP=[YR=2005] N8 W20 S8 FEP=[YR=2012] S4 W10 S8 E25 N12 W15$ E20$ W5 S12 E21$ W57 S24 E24 FOP=[YR=1993] S8 E10 N8 W10$ E36 N24$.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	28.00	28.00	100	1975	1975	3	20	2,240	
2	0681	POLE SHED	0	100	40	11	440.00	SF	15.00	15.00	100	1975	1975	3	20	1,320	
3	0812	CONCRETE C	0	100	0	0	2,132.00	SF	4.00	4.00	100	1994	1994	3	68	5,799	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	74	1,480	
5	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	1982	1982	3	20	257	
6	0681	POLE SHED	0	100	40	11	440.00	SF	15.00	15.00	100	1995	1995	3	23	1,518	
7	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	2001	2001	3	20	643	
8	0681	POLE SHED	0	100	20	11	220.00	SF	15.00	15.00	100	1997	1997	3	25	825	
9	0940	SHEDS/PORT	0	100	20	11	220.00	SF	20.10	20.10	100	1997	1997	3	20	884	
10	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	

TOTAL OB/XF 20,966

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	000102	C	SFR/MH	100	0006	A-1	0.00	0.00	1.75	AC		1.00	1.00	1.00	27,000.00	27,000.00	47,250							

REVIEW DATE 06/25/2019 BY TW Total Acres: 1.75 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 08/06/2024 BY SYS

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IN OR 2266/1629
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MARKET ADJUSTMENTS

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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
11	0350	CARPORT WD	0	100	14	14	196.00	SF	13.00	13.00	100	2006	2006	3	27	688	
12	0820	WOOD WALK	0	100	19	19	361.00	SF	11.75	11.75	100	2006	2006	3	40	1,697	

LAND DESCRIPTION

TOTAL OB/XF 2,385

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

REVIEW DATE 06/25/2019 BY TW Total Acres: 1.75 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 08/06/2024 BY SYS