BLOCK 58 PT OF LOT 2
IN OR 1896/1283
TOWN OF HILLIARD

DICKERSON-HARMS AMBER/DICKERSON LOUIS A
361567 PINE ST
HILLIARD, FL 32046

**2025**

**08-3N-24-2380-0058-0022**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

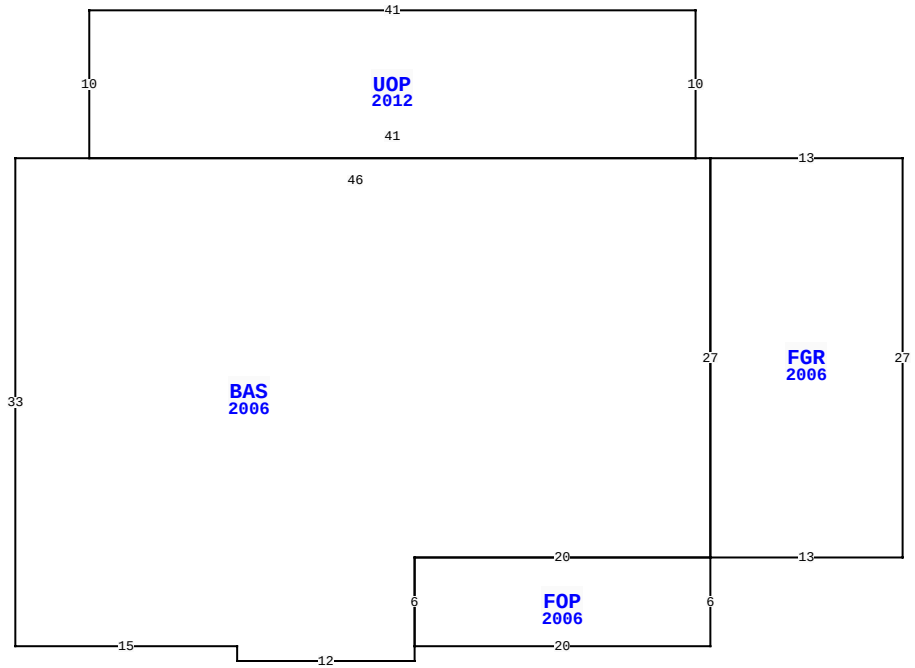
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,443 | 100 | 2006 | 1,443 | 151,708 |
| FGR | 351 | 55 | 2006 | 193 | 20,291 |
| FOP | 120 | 30 | 2006 | 36 | 3,784 |
| UOP | 410 | 20 | 2012 | 82 | 8,621 |
| TOTALS | 2,324 | | | 1,754 | 184,405 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,754 | 114.9000 | 114.90 | 201,535 | 2006 | 2006 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SINGLE FAM – 100% - 2014 Heated Area: 1443 HX Base Yr 2014




361567 PINE ST, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 184,405 |
| TOTAL MARKET OB/XF VALUE | | 3,931 |
| TOTAL LAND VALUE - MARKET | | 34,650 |
| TOTAL MARKET VALUE | | 222,986 |
| SOH/AGL Deduction | | 82,148 |
| ASSESSED VALUE | | 140,838 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 90,116 |
| TOTAL JUST VALUE | | 222,986 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 209,827 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 0601020 | NEW CONSTR | 70,230 | 01/19/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1896/1283 | 12/30/2013 | WD | U | I | 12 | 95,000 |
| GRANTOR: FANNIE MAE | | | | | | |
| GRANTEE: DICKERSON LOUIS A & | | | | | | |
| 1860/1566 | 5/30/2013 | SW | U | I | 12 | 100 |
| GRANTOR: BANK OF AMERICA NA | | | | | | |
| GRANTEE: FEDERAL NATIONAL MO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2006] W13 BAS=[YR=2006] W1 UOP=[YR=2012] N10 W41 S10 E41$ W46 S33 E15 S1 E12 N1 FOP=[YR=2006] E20 N6 W20 S6$ N6 E20 N27$ S27 E13 N27$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 879.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 86 | 3,931 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,931

| 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 | RES | 100 | 0006 | R-2 | 110.00 | 150.00 | 110.00 | FF | 4 | 0.90 | 1.00 | 0.90 | 350.00 | 315.00 | 34,650 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 34,650 Market: 0 Agricultural: 0 Common: 34,650 PRINTED 07/30/2025 BY SYS