BLOCK 58 N1/2 OF LOT 4
& ALL OF LOT 6
IN OR 330 PG 523

CARTER MARY P
PO BOX 691
HILLIARD, FL 32046-0691

2025

08-3N-24-2380-0058-0041

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

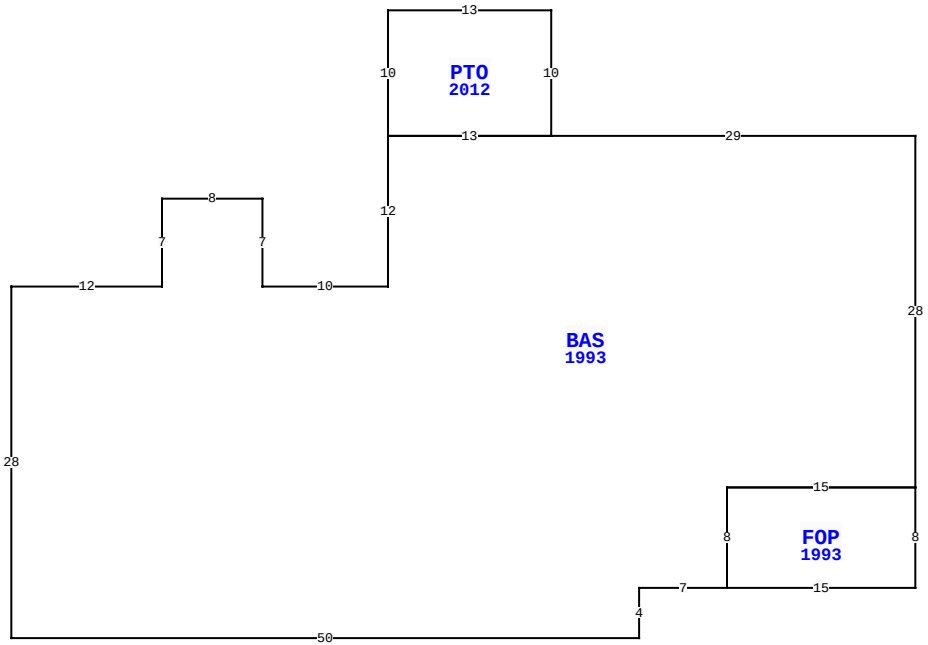
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,368	100	1993	2,368	168,345
FOP	120	30	1993	36	2,560
PTO	130	5	2012	6	427
TOTALS	2,618			2,410	171,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,410	99.9600	99.96	240,904	1949	1960	0	0	0	28.88	71.12

1 SINGLE FAM – 100% - 0 Heated Area: 2368 HX Base Yr



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

361653 PINE ST, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,331
TOTAL MARKET OB/XF VALUE		772
TOTAL LAND VALUE - MARKET		110,250
TOTAL MARKET VALUE		282,353
SOH/AGL Deduction		177,612
ASSESSED VALUE		104,741
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		49,019
TOTAL JUST VALUE		282,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170094	REPAIR/RRF	0	06/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0330/0523	2/01/1981	WD	Q	I		50,000
GRANTOR:						
GRANTEE:						
0293/0380	6/01/1979	WD	Q	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 PTO=[YR=2012] N10 W13 S10 E13 $ W13 S12W10 N7 W8 S7 W12 S28 E50 N4 E7 FOP=[YR=1993] E15 N8 W15 S8$ N8 E15 N28 $.

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	0940	SHEDS/PORT	0	100	0	0	192.00	SF	20.10	20.10	100	1981	1981	3	20	772	

LAND DESCRIPTION

TOTAL OB/XF 772

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	315.00	210.00	315.00	FF		1.00	1.00	1.00	350.00	350.00	110,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,250 Market: 0 Agricultural: 0 Common: 110,250 PRINTED 07/30/2025 BY SYS