BLOCK 70 LOTS 1 & 4
TOWN OF HILLIARD

HUMPHREY MARY L/E/
PO BOX 363
HILLIARD, FL 32046-0363

2025

08-3N-24-2380-0070-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

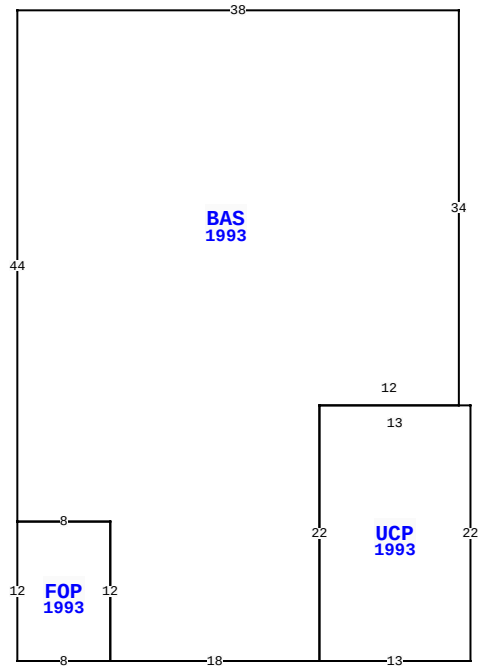
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1993	1,768	132,443
FOP	96	30	1993	29	2,172
UCP	286	20	1993	57	4,270
TOTALS	2,150			1,854	138,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,854	96.0400	96.04	178,058	1960	1965	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 0 Heated Area: 1768 HX Base Yr



362010 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		138,885
TOTAL MARKET OB/XF VALUE		2,494
TOTAL LAND VALUE - MARKET		132,300
TOTAL MARKET VALUE		273,679
SOH/AGL Deduction		172,806
ASSESSED VALUE		100,873
TOTAL EXEMPTION VALUE	HX HB WX SX	100,873
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		273,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8908 113	ADDITION	8,800	08/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2787/233	5/07/2025	WD	U	I	11	100
GRANTOR: HUMPHREY MARY						
GRANTEE: MOORE SANDRA D						
0485/0439	3/24/1986	WD	U	I	11	0
GRANTOR: BOARD OF TRUSTEES OF						
GRANTEE: HUMPHREY FRANK & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S44 FOP=[YR=1993] S12 E8 N12 W8$E8 S12 E18
UCP=[YR=1993] E13 N22 W13 S22$ N22 E12 N34$.

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	20	10	200.00	SF	30.00	30.00	100	1960	1960	3	20	1,200	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	1982	1982	3	20	772	
3	0350	CARPORT WD	0	100	16	10	160.00	SF	8.58	8.58	100	1982	1982	3	20	275	
4	0350	CARPORT WD	0	100	16	9	144.00	SF	8.58	8.58	100	1982	1982	3	20	247	

LAND DESCRIPTION

TOTAL OB/XF 2,494

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-3	420.00	210.00	420.00	FF		1.00	1.00	0.90	350.00	315.00	132,300							

REVIEW DATE 11/02/2022 BY WWX Total Acres: 0.00 Total Land Value: 132,300 Market: 0 Agricultural: 0 Common: 132,300 PRINTED 07/30/2025 BY SYS