

BLOCK 76 LOTS 3 4 5 & 6
IN OR 1518/1731
TOWN OF HILLIARD

HUNTER RICHARD
361770 PINE ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0076-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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

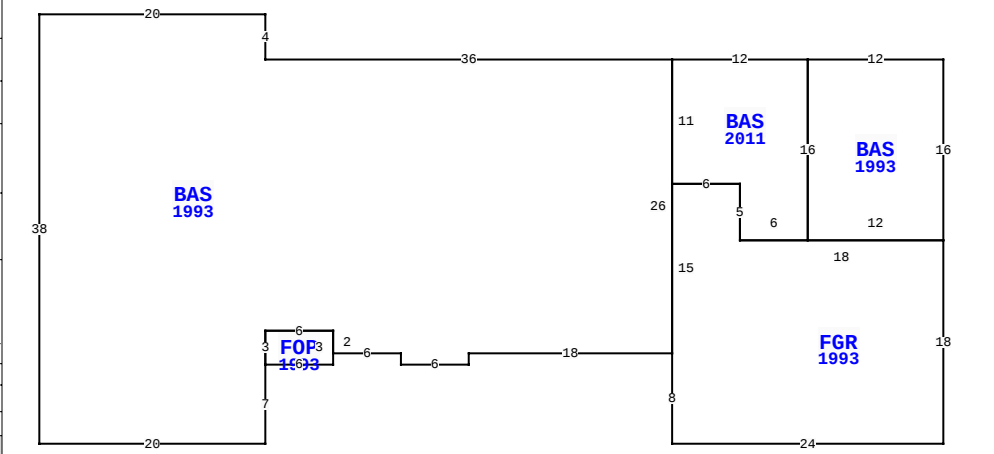
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	1993	192	20,378
BAS	1,690	100	1993	1,690	179,373
BAS	162	100	2011	162	17,194
FGR	462	55	1993	254	26,959
FOP	18	30	1993	5	530

TOTALS	2,524			2,303	244,435
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,964.00	SF	6.50
2	0510	GARAGE WD-	0	100	20	32	640.00	SF	26.95
3	0510	GARAGE WD-	0	100	31	11	320.00	SF	35.00
4	1242	WD DECK A	0	100	0	0	150.00	SF	5.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,303	113.2488	149.49	344,275	1976	1986	0	0	0	29.00	71.00
1 SNGL FAM - 100% - 2008 Heated Area: 2044 HX Base Yr 2008												



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

361770 PINE ST, HILLIARD	05/08/2025	MLU
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L N	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	0810	CONCRETE A	0	100	0	0	1,964.00	SF	6.50	6.50	100	1980	1980	3	30	3,830	
2	0510	GARAGE WD-	0	100	20	32	640.00	SF	26.95	26.95	100	1992	1992	3	20	3,450	
3	0510	GARAGE WD-	0	100	31	11	320.00	SF	35.00	35.00	100	1999	1999	3	26	2,912	
4	1242	WD DECK A	0	100	0	0	150.00	SF	5.00	5.00	100	2020	2020	3	86	645	

LAND DESCRIPTION										TOTAL OB/XF					10,837			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	000100	C	RES	100	0005	R-3	420.00	420.00	420.00	FF		1.00	1.00	0.80	350.00	280.00	1	
REVIEW DATE		10/13/2020		BY	TW		Total Acres: 0.00		Total Land Value: 117,600				Market: 0		Agricultural: 0			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		244,435	
TOTAL MARKET OB/XF VALUE		10,837	
TOTAL LAND VALUE - MARKET		117,600	
TOTAL MARKET VALUE		372,872	
SOH/AGL Deduction		215,533	
ASSESSED VALUE		157,339	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		106,617	
TOTAL JUST VALUE		372,872	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,197	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200102	SWIM POOL	0	05/05/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1518/1731	8/13/2007	WD	Q	I	05	125,000	
GRANTOR: LASALLE BANK NATIONAL							
GRANTEE: HUNTER RICHARD							
1493/2000	4/23/2007	CT	U	I	14	176,000	
GRANTOR: CLERK OF COURT							
GRANTEE: LASALLE BANK NATION							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 BAS=[YR=2011] W12 BAS=[YR=1993] W36 N4 W20 S38 E20 N7 FOP=[YR=1993] E6 N3 W6 S3 \$ N3 E6 S2 E6 S1 E6 N1 E18 FGR=[YR=1993] S8 E24 N18 W18 N5 W6 S15\$ N26 \$ S11 E6 S5 E6 N16 \$ S16 E12 N16 \$.									