



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	20	FACE BRICK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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
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	1,248	100	1993	1,248	100,288
FCP	420	25	1993	105	8,438
FOP	72	30	1993	22	1,768
USP	195	30	1993	58	4,661
UST	90	45	1993	40	3,214
TOTALS	2,025			1,473	118,369

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0	0	14	20			21.30	100	1989
2	0812	CONCRETE C	0	0	64	16			4.00	100	1991

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0006	R-2	85.00	210.00	85.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,473	115.2600	115.26	169,778	1960	1960	0	0	30.28	69.72
1 SINGLE FAM - 0% - 2025 Heated Area: 1248 HX Base Yr											
TOTALS	2,025		1,473	118,369							

361542 PINE ST, HILLIARD											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2025 MLU											
TOTAL OB/XF											
3,630											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		118,369	
TOTAL MARKET OB/XF VALUE		3,630	
TOTAL LAND VALUE - MARKET		29,750	
TOTAL MARKET VALUE		151,749	
SOH/AGL Deduction		0	
ASSESSED VALUE		151,749	
TOTAL EXEMPTION VALUE		02	151,749
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		151,749	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		142,284	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
89030028	XFOB	850	03/03/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2678/1007	10/24/2023	WD	U	I	17	270,000	
GRANTOR: VANN RUTH P							
GRANTEE: FIRST BAPTISH CHURCH							
0085/0034	1/01/1968	TA	U	I		14,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W34 USP=[YR=1993] N10 W18 S5 W3 UST=[YR=1993] W18 S5 FCP=[YR=1993] S20 E21 N20 W21\$ E18 N5\$ S5 E21\$ W18 S24 E12 FOP=[YR=1993] S4 E18 N4 W18\$ E40 N24\$.											