PT OF NE1/2 OF NW1/4
IN OR 2128/215

WALLIS ROBERT L
37041 SOUTH PINE ST
HILLIARD, FL 32046

2025

16-3N-24-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	05	Quality Level 05

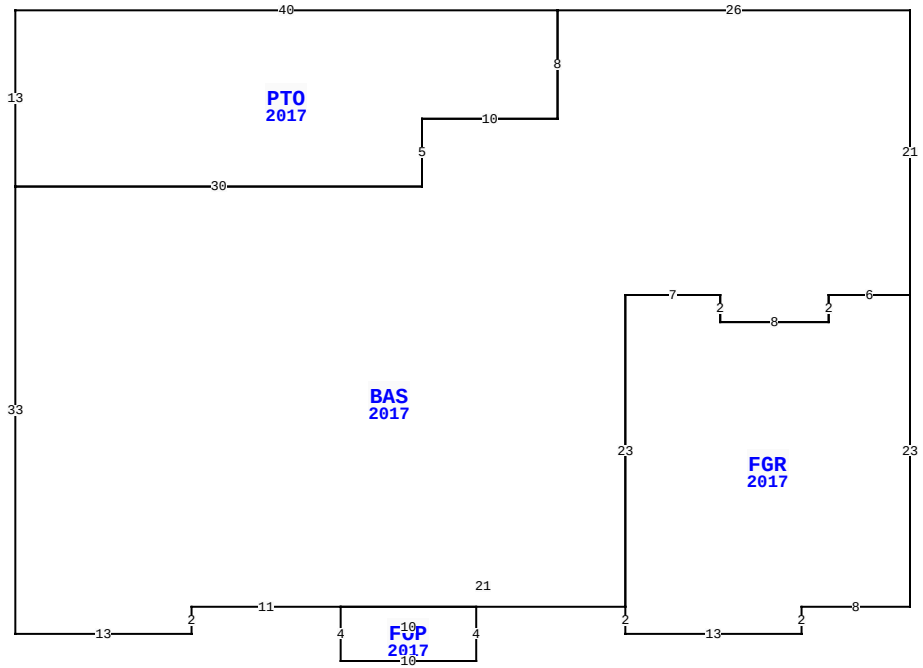
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,993	100	2017	1,993	228,492
FGR	493	55	2017	271	31,069
FOP	40	30	2017	12	1,376
PTO	470	5	2017	24	2,752
TOTALS	2,996			2,300	263,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,300	121.0000	121.00	278,300	2017	2017	0	0	0	5.25	94.75

1 SINGLE FAM – 100% - 2018 Heated Area: 1993 HX Base Yr 2018



37041 SOUTH PINE ST, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		263,689
TOTAL MARKET OB/XF VALUE		79,003
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		377,692
SOH/AGL Deduction		116,803
ASSESSED VALUE		260,889
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,167
TOTAL JUST VALUE		377,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210223	XFOB	0	04/25/2022
20210115	SHED	0	06/10/2021
20170121	NEW CONSTR	0	06/22/2017
20150114	DEMOLITION	0	11/19/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/0215	6/16/2017	WD	Q	I	01	21,000
GRANTOR: WOLLITZ JARED & LORI						
GRANTEE: WALLIS ROBERT L						
2012/1371	11/04/2015	WD	U	I	37	15,000
GRANTOR: HENDLEY KENNETH LAMAR						
GRANTEE: WOLLITZ JARED & LOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W26 PTO=[YR=2017] W40 S13 E30 N5 E10 N8$ S8 W10 S5 W30 S33 E13 N2 E11 FOP=[YR=2017] S4 E10 N4 W10$ E21 FGR=[YR=2017] S2 E13 N2 E8 N23 W6 S2 W8 N2 W7 S23$ N23 E7 S2 E8 N2 E6 N21$.

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	0510	GARAGE WD-	0	100	40	26	1,040.00	SF	43.75	43.75	100	2017	2017	3	81	36,855	
2	0812	CONCRETE C	0	100	0	0	3,616.00	SF	4.00	4.00	100	2017	2017	3	96	13,885	
3	0350	CARPORT WD	0	100	26	26	676.00	SF	13.00	13.00	100	2019	2019	3	82	7,206	
4	0811	CONCRETE B	0	100	0	0	808.00	SF	5.20	5.20	100	2021	2021	3	99	4,160	
5	0680	POLE SHED	0	100	50	20	1,000.00	SF	10.00	10.00	100	2021	2021	3	93	9,300	
6	0475	VF 4 SBPL	0	100	0	0	155.00	LF	14.00	14.00	100	2021	2021	3	96	2,083	
7	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	96	864	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	93	4,650	

LAND DESCRIPTION

TOTAL OB/XF 79,003

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		R-1 -	0.00	0.00	1.00	UT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/18/2023 BY WW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS