PT OF NE1/2 OF NW1/4
IN OR 2718/726

DADDONA SAMUEL RICHARD/BEASLEY KALEIGH
37025 S PINE ST
HILLIARD, FL 32046

2025

16-3N-24-0000-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

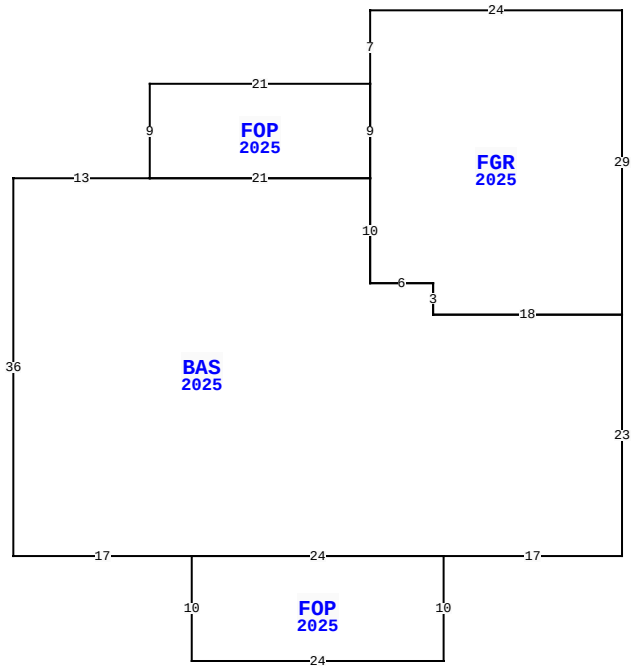
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,794	100	2025	1,794	275,594
FGR	678	55	2025	373	57,300
FOP	189	30	2025	57	8,756
FOP	240	30	2025	72	11,061
TOTALS	2,901			2,296	352,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,296	116.3799	153.62	352,712	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1794 HX Base Yr 2025



37025 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		352,712
TOTAL MARKET OB/XF VALUE		12,675
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		400,387
SOH/AGL Deduction		0
ASSESSED VALUE		400,387
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		349,665
TOTAL JUST VALUE		400,387
NCON VALUE		365,387
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230102	CO ISSUED		01/31/2024
20230102	NEW SFR		05/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2718/726	6/10/2024	WD	Q	I	01	485,000
GRANTOR: WHITE THOMAS T & BREN						
GRANTEE: DADDONA SAMUEL RICH						
2629/83	4/03/2023	WD	Q	V	01	75,000
GRANTOR: WOLLITZ JARED & LORI						
GRANTEE: WHITE THOMAS T & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=74,9] W21 W13 S36 E17 E24 E17 N23 W18 N3 W6 N10 $
FGR=[YR=2025;ORIG=74,-7] E24 S29 W18 N3 W6 N10 N9 N7 $
FOP=[YR=2025;ORIG=57,45] E24 S10 W24 N10 $
FOP=[YR=2025;ORIG=53,0] E21 S9 W21 N9 $
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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	0810	CONCRETE A	0	100	0	0	1,950.00	SF	6.50	6.50	100	2025	2024		100	12,675	

LAND DESCRIPTION

TOTAL OB/XF 12,675

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 05/07/2024 BY WW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS