LOT 3 OF U/R SUBD SURVEYED BY
CLARSON & ASSOC BEING PT OF
SEC 16-3N-24E IN OR 2454/1870

HUBER CHRISTOPHER T & KRISTY
37087 SOUTH PINE ST
HILLIARD, FL 32046

2025

16-3N-24-0000-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

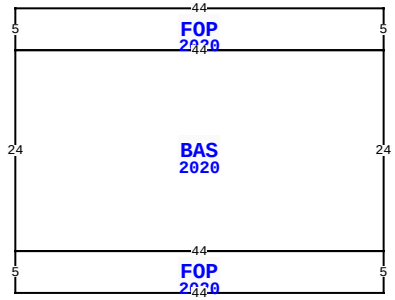
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

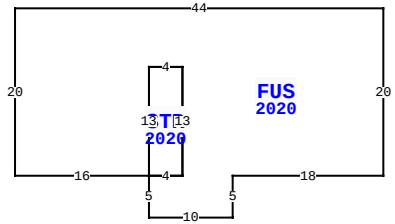
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2020	1,056	167,383
FOP	220	30	2020	66	10,462
FOP	220	30	2020	66	10,462
FUS	878	100	2020	878	139,169
STR	52	10	2020	5	793
TOTALS	2,426			2,071	328,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,071	121.9120	160.92	333,265	2020	2020	0	0	0	1.50	98.50

2 SNGL FAM – 100% - 2022 Heated Area: 1934 HX Base Yr 2022





37087 SOUTH PINE ST, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		328,266
TOTAL MARKET OB/XF VALUE		8,467
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		371,733
SOH/AGL Deduction		94,467
ASSESSED VALUE		277,266
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,544
TOTAL JUST VALUE		371,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0903038	XFOB	0	03/23/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/1870	3/29/2021	WD	Q	I	01	280,000
GRANTOR: ACCA INVESTMENTS TRUS						
GRANTEE: HUBER CHRISTOPHER T						
2454/1868	3/29/2021	QC	U	I	11	100
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: ACCA INVESTMENTS TR						

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	0812	CONCRETE C	0	100	0	0	2,160.00	SF	4.00	4.00	100	2020	2020	3	98	8,467	

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W44 S5 BAS=[YR=2020] S24 FOP=[YR=2020] S5 E44 N5 W44$ E44 N24 W44$ E44 N5$ PTR=E20 FUS=[YR=2020] E44 S20 W18 S5 W10 N5 STR=[YR=2020] N13 E4 S13 W4$ E4 N13 W4 S13 W16 N20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 8,467

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

REVIEW DATE 04/12/2024 BY WWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS