PT OF SEC 16-3N-24E
PT OR 836/1810
BEING PARCEL A LOT 4

GUTHRIE CARLTON T
PO BOX 49021
JACKSONVILLE, FL 32240-9021

2025

16-3N-24-0000-0006-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

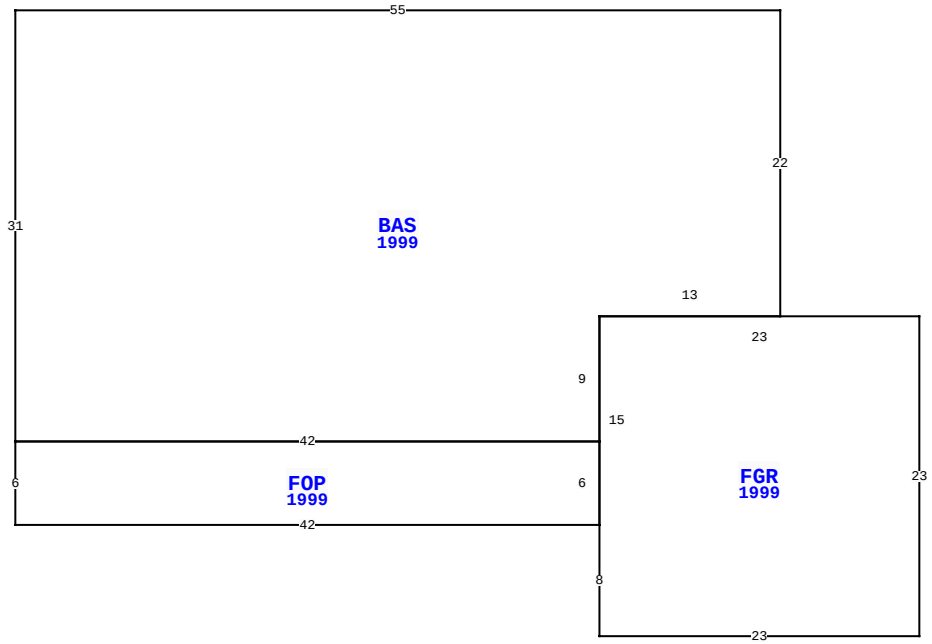
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100	1999	1,588	146,120
FGR	529	55	1999	291	26,776
FOP	252	30	1999	76	6,993
TOTALS	2,369			1,955	179,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	104.8600	104.86	205,001	1999	1999	0	0	0	12.25	87.75

2 SINGLE FAM – 0% - 0 Heated Area: 1588 HX Base Yr



37115 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	179,888
TOTAL MARKET OB/XF VALUE	8,395
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	223,283
SOH/AGL Deduction	6,185
ASSESSED VALUE	217,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,098
TOTAL JUST VALUE	223,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9807114	NEW CONSTR	62,000	07/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0836/1810	6/09/1998	WD	U	V	09	23,000
GRANTOR: GILDAY THOMAS D & JAC						
GRANTEE: GUTHRIE CARLTON T						
0476/0273	12/01/1985	WD	Q	I		78,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W55 S31 FOP=[YR=1999] S6 E42 FGR=[YR=1999]
S8 E23 N23 W23 S15 $ N6 W42 $ E42 N9 E13 N22 $.

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	0	0	0	1,704.00	SF	4.00	4.00	100	1999	1999	3	75	5,112	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
3	1242	WD DECK A	0	0	16	14	224.00	SF	10.00	10.00	100	1999	1999	3	20	448	

LAND DESCRIPTION

TOTAL OB/XF 8,395

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	0	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