LOT 7
IN OR 937/1475

JOHNSON ANN N
37227 SOUTH PINE STREET
HILLIARD, FL 32046

2025

16-3N-24-0000-0006-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

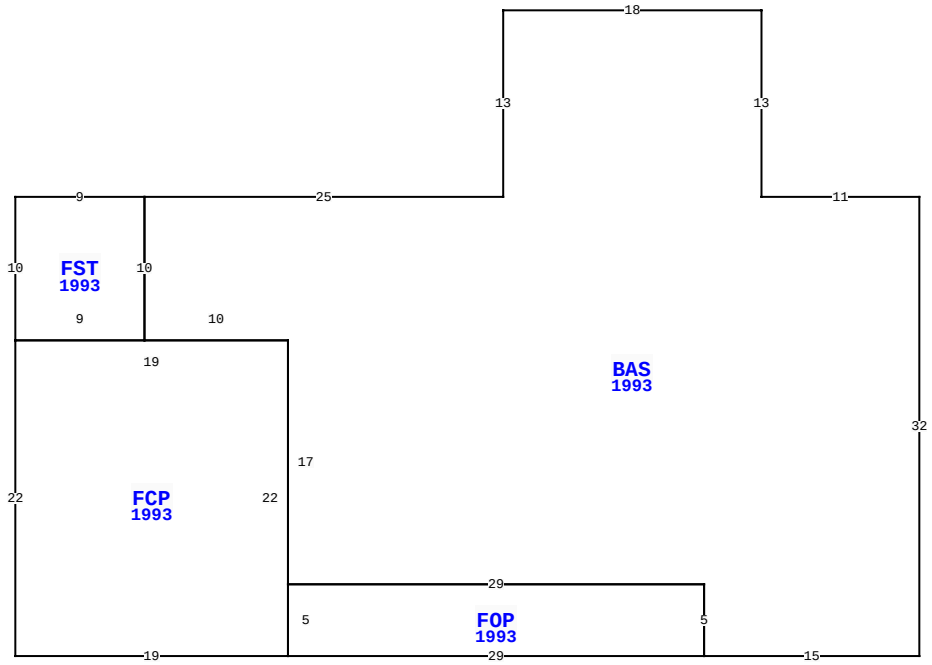
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,597	100	1993	1,597	117,779
FCP	418	25	1993	104	7,670
FOP	145	30	1993	44	3,245
FST	90	55	1993	50	3,688
TOTALS	2,250			1,795	132,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,795	100.0000	100.00	179,500	1973	1973	0	0	0	26.25	73.75

1 SINGLE FAM – 100% - 2002 Heated Area: 1597 HX Base Yr 2002



37227 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		132,381
TOTAL MARKET OB/XF VALUE		4,583
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		171,964
SOH/AGL Deduction		70,614
ASSESSED VALUE		101,350
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		45,628
TOTAL JUST VALUE		171,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0937/1475	6/23/2000	WD	Q	I		97,500
GRANTOR: LEWIS ROBERT W & JOYC						
GRANTEE: JOHNSON CONNIE & AN						
0541/0107	4/18/1988	WD	Q	I	03	100
GRANTOR: BARNETT MORTGAGE						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N13 W18 S13 W25 FST=[YR=1993] W9 S10 FCP=[YR=1993] S22 E19 FOP=[YR=1993] E29 N5 W29S5$ N22W19$ E9N10$ S10 E10 S17 E29 S5 E15 N32$.

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	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	1980	1980	3	20	772	
2	0811	CONCRETE B	0	100	0	0	826.00	SF	5.20	5.20	100	2000	2000	3	77	3,307	
3	0801	ASPHALT A	0	100	24	14	336.00	SF	3.00	3.00	100	2002	2002	3	50	504	

LAND DESCRIPTION

TOTAL OB/XF 4,583

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS