IN OR 2673/100
(EX R/W IN OR 78 PG 539)
ESMT PT OR 1547/1546

BARCARO HANNAH & ZACHARY
36615 PINE ST
HILLIARD, FL 32046

2025

16-3N-24-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

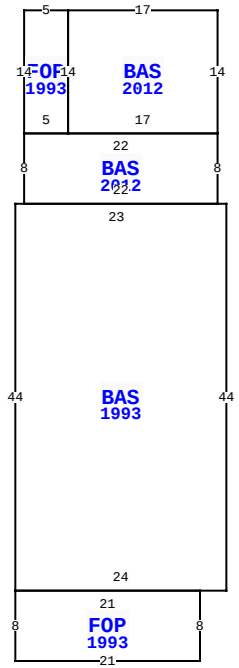
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,056	100	1993	1,056	120,001
BAS	176	100	2012	176	20,000
BAS	238	100	2012	238	27,045
FOP	70	30	1993	21	2,387
FOP	168	30	1993	50	5,682
TOTALS	1,708			1,541	175,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,541	125.2152	125.22	192,964	1952	2005	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2024 Heated Area: 1470 HX Base Yr 2024



36615 PINE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		175,115
TOTAL MARKET OB/XF VALUE		3,325
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		223,440
SOH/AGL Deduction		16,872
ASSESSED VALUE		206,568
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,846
TOTAL JUST VALUE		223,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/100	10/06/2023	WD	Q	I	01	279,000
GRANTOR: REINER HOWARD & CHERI						
GRANTEE: BARCARO HANNAH & ZA						
2631/487	4/07/2023	WD	Q	I	01	175,000
GRANTOR: WHITFIELD FAYE & WILL						
GRANTEE: REINER HOWARD & CHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 BAS=[YR=2012] N8 BAS=[YR=2012] N14 W17
FOP=[YR=1993] W5 S14 E5N14$ S14 E17$ W22 S8E22$ W23 S44
FOP=[YR=1993] S8 E21 N8W21$ E24 N44$.

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	0680	POLE SHED	0	100	0	0	598.00	SF	10.00	10.00	100	1980	1980	3	20	1,196	
2	0681	POLE SHED	0	100	0	0	252.00	SF	15.00	15.00	100	1990	1990	3	20	756	
3	0350	CARPORT WD	0	100	24	22	528.00	SF	13.00	13.00	100	1990	1990	3	20	1,373	

LAND DESCRIPTION

TOTAL OB/XF 3,325

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	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/08/2024 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS