PT OF SW1/4 OF NW1/4 OF
SEC 16-3N-24E IN OR 415/772
(EX ESMT IN OR 1547/1546)

COVINGTON STEPHEN E & DENA M
PO BOX 1053
HILLIARD, FL 32046

2025

16-3N-24-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

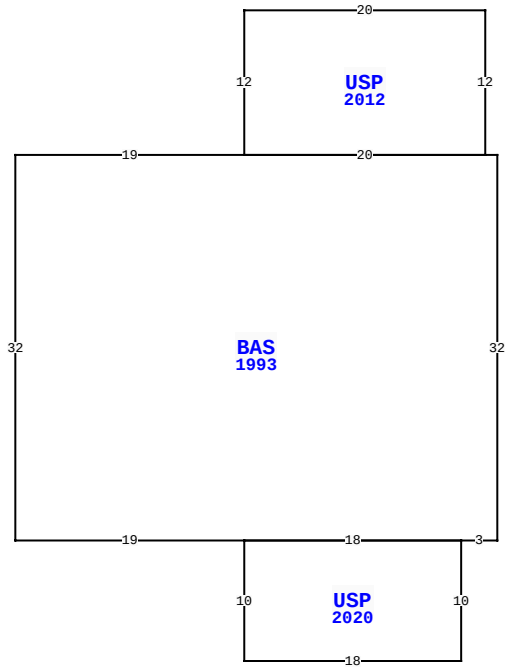
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1993	1,280	119,409
USP	240	30	2012	72	6,717
USP	180	30	2020	54	5,038
TOTALS	1,700			1,406	131,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,406	108.1600	108.16	152,073	1986	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 0 Heated Area: 1280 HX Base Yr 1987



36553 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		131,163
TOTAL MARKET OB/XF VALUE		8,172
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		184,335
SOH/AGL Deduction		108,460
ASSESSED VALUE		75,875
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,153
TOTAL JUST VALUE		184,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008099	REPAIR/RRF	5,355	09/03/2020
0405130	H/AC	0	05/14/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0415/0772	3/16/1984	WD	Q	V		5,800
GRANTOR: MCDOWELL KILE J & LAT						
GRANTEE: COVINGTON STEPHEN E						
0211/0462	1/29/1976	WD	Q	V		4,000
GRANTOR: WALKER F E ETAL & WAL						
GRANTEE: MCDOWELL KILE J & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W1 W20 W19 S32 E19 E18 E3 N32 $
USP=[YR=2012;ORIG=-1,0] N12 W20 S12 E20 $
USP=[YR=2020;ORIG=-21,32] E18 S10 W18 N10 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	2006	2006	3	40	4,032	
3	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00	13.00	100	2006	2006	3	24	899	
4	0810	CONCRETE A	0	100	16	12	192.00	SF	6.50	6.50	100	2019	2019	3	97	1,211	

LAND DESCRIPTION

TOTAL OB/XF 8,172

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 04/02/2025 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS