PT OF SW1/4 OF NW1/4 OF
SEC 16-3N-24E IN OR 2632/542

NAVRATIL JULIE A
PO BOX 1287
HILLIARD, FL 32046

2025

16-3N-24-0000-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

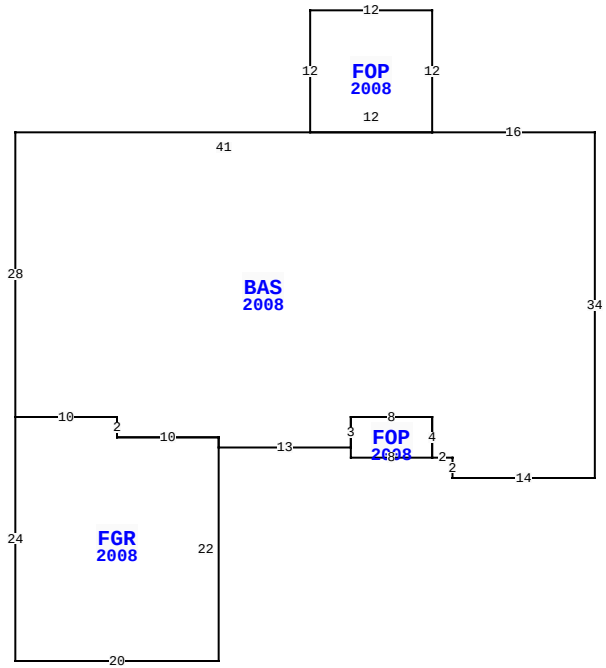
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	19	MARBLE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,747	100	2008	1,747	242,826
FGR	460	55	2008	253	35,166
FOP	32	30	2008	10	1,390
FOP	144	30	2008	43	5,977
TOTALS	2,383			2,053	285,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,053	119.6580	157.95	324,271	2008	2008	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2022 Heated Area: 1747 HX Base Yr 2022



36533 PINE ST, HILLIARD

BLD DATE	12/18/2008 JH	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		285,358
TOTAL MARKET OB/XF VALUE		18,417
TOTAL LAND VALUE - MARKET		48,600
TOTAL MARKET VALUE		352,375
SOH/AGL Deduction		52,467
ASSESSED VALUE		299,908
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,186
TOTAL JUST VALUE		352,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0711172	CO ISSUED	110,000	10/18/2007
0711172	NEW CONSTR	110,000	10/18/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/542	4/13/2023	QC	U	I	11	100
GRANTOR: NAVRATIL JEFFREY T &						
GRANTEE: NAVRATIL JULIE A						
2521/1817	12/14/2021	WD	Q	I	02	347,000
GRANTOR: BARR WILLIAM K						
GRANTEE: NAVRATIL JEFFREY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16FOP=[YR=2008] N12W12S12
E12$W41S28FGR=[YR=2008] S24E20N22W10
N2W10$E10S2E10S1E13FOP=[YR=2008] S1
E8N4W8S3$N3E8S4E2S2E14N34$.

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	5,232.00	SF	4.00	4.00	100	2008	2008	3	88	18,417	

LAND DESCRIPTION

TOTAL OB/XF 18,417

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-2	0.00	0.00	1.08	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,600							

REVIEW DATE 04/02/2025 BY WWA Total Acres: 1.08 Total Land Value: 48,600 Market: 0 Agricultural: 0 Common: 48,600 PRINTED 07/30/2025 BY SYS