S1/2 OF N1/2 OF SW1/4 OF SW1/4
OF SEC 16-3N-24 IN OR2438/1441
EX R/W IN OR 77/24

MAYO DEBORA DIANE M & ROBERT A
36151 PINE STREET
HILLIARD, FL 32046

2025

16-3N-24-0000-0021-0020

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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

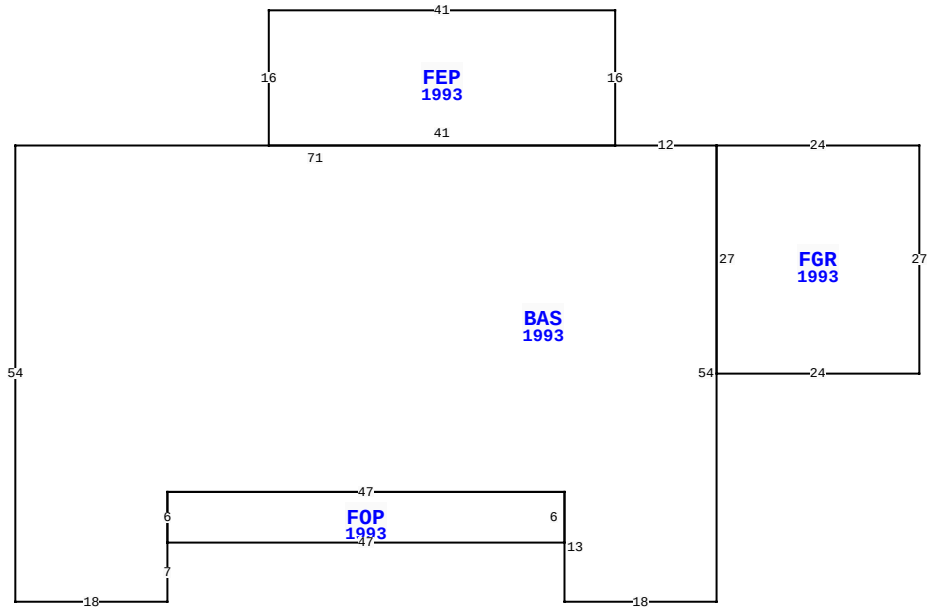
DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,871	100	1993	3,871	323,550
FEP	656	80	1993	525	43,881
FGR	648	55	1993	356	29,756
FOP	282	30	1993	85	7,105
TOTALS	5,457			4,837	404,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,837	111.0000	111.00	536,907	1985	1990	0	0	0	24.70	75.30

1 SINGLE FAM – 100% - 2010 Heated Area: 3871 HX Base Yr 2010



36151 PINE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	02/10/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		404,291
TOTAL MARKET OB/XF VALUE		18,750
TOTAL LAND VALUE - MARKET		233,250
TOTAL MARKET VALUE		493,856
SOH/AGL Deduction		236,774
ASSESSED VALUE		257,082
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,360
TOTAL JUST VALUE		656,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		606,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0907073	REPAIR/RRF	16,700	07/15/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2438/1441	3/02/2021	QC	U	I	11	100
GRANTOR: MAYO DEBORA DIANE MCD						
GRANTEE: MAYO DEBORA DIANE M						
1924/0049	7/02/2013	WD	U	I	11	100
GRANTOR: PICKLE CHRISTOPHER ET						
GRANTEE: DEBORAH DIANE MCDON						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W12 FEP=[YR=1993] N16 W41 S16 E41 $ W71 S54 E18 N7 FOP=[YR=1993] E47 N6 W47 S6 $ N6 E47 S13 E18 N54 $ S27 E24 N27 $.

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	1985	1985	3	56	1,960	
2	0811	CONCRETE B	0	100	27	30	810.00	SF	5.20	5.20	100	1985	1985	3	44	1,853	
3	0811	CONCRETE B	0	100	111	5	555.00	SF	5.20	5.20	100	1998	1998	3	73	2,107	
4	0681	POLE SHED	0	100	24	22	528.00	SF	30.00	30.00	100	2017	2017	3	81	12,830	

LAND DESCRIPTION

TOTAL OB/XF 18,750

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	005000	C	AGRICULTURAL	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							
2	005600	A	TIMBER 3 N S	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	390.00	390.00	3,315							
3	009910	M	MARKET VALUE	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	165,750							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 10.00 Total Land Value: 70,815 Market: 165,750 Agricultural: 3,315 Common: 67,500 PRINTED 07/30/2025 BY SYS