PT OF LOT 6
IN OR 2629/1287
CORNWALL SURVEY S/D OF

CREWS FLOYD & LINDA M L/E/
37669 PINE STREET
HILLIARD, FL 32046

2025

16-3N-24-2020-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

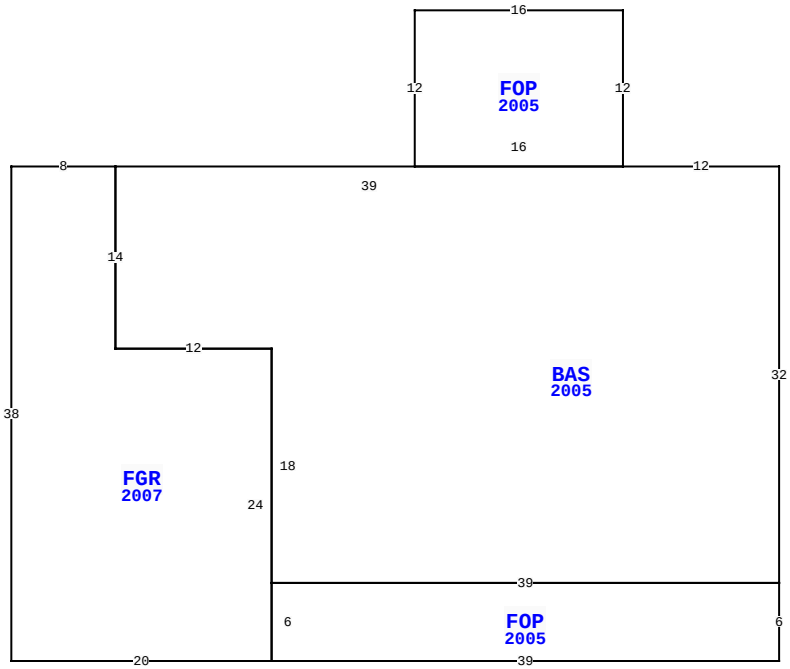
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,416	100	2005	1,416	141,775
FGR	592	55	2007	326	32,640
FOP	192	30	2005	58	5,808
FOP	234	30	2005	70	7,009
TOTALS	2,434			1,870	187,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,870	110.9360	110.94	207,458	2005	2005	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2023 Heated Area: 1416 HX Base Yr 2023



37669 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		187,231
TOTAL MARKET OB/XF VALUE		7,543
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		229,774
SOH/AGL Deduction		145,567
ASSESSED VALUE		84,207
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,485
TOTAL JUST VALUE		229,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220293	REPAIR/RRF	0	09/21/2022
0605077	OTHER	2,300	05/04/2006
0603047	CARPORT	10,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2629/1287	1/11/2023	QC	U	I	11	100
GRANTOR: CREWS FLOYD T & LINDA						
GRANTEE: WESTMORELAND HOLLY						
2598/1236	10/20/2022	WD	Q	I	01	206,800
GRANTOR: 1854 CLINCH LLC						
GRANTEE: CREWS FLOYD & LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 FOP=[YR=2005] N12 W16 S12 E16$ W39
FGR=[YR=2007] W8 S38 E20 N24 W12 N14$ S14 E12 S18
FOP=[YR=2005] S6 E39 N6 W39$ E39 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	0812	CONCRETE C	0	100	0	0	2,245.00	SF	4.00	4.00	100	2005	2005	3	84	7,543	

LAND DESCRIPTION

TOTAL OB/XF 7,543

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	1.00	UT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/02/2025 BY WWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS