PT OF LOT 6
IN OR 2065/1534
CORNWALL SURVEY S/D OF

WEST TONYA M
36639 PINE ST
HILLIARD, FL 32046

2025

16-3N-24-2020-0006-0030

BUILDING CHARACTERISTICS

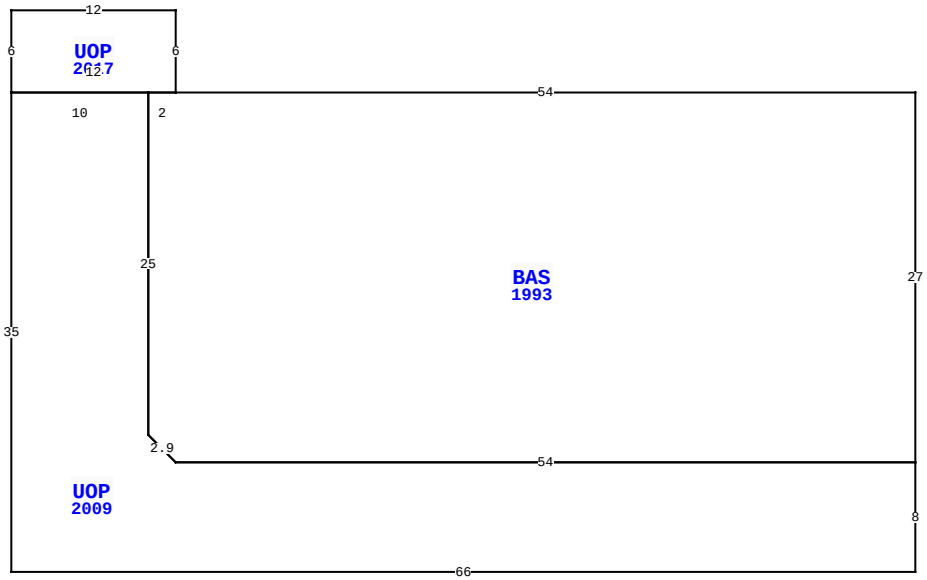
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
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	1,510	100	1993	1,510	94,829
UOP	800	25	2009	200	12,560
UOP	72	25	2017	18	1,130
TOTALS	2,382			1,728	108,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,728	150.9600	120.77	208,691	1989	2004	0	0	0	48.00	52.00

1 M/H 93- – 100% - 2017 Heated Area: 1510 HX Base Yr 2017



36639 PINE ST, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,519
TOTAL MARKET OB/XF VALUE		6,710
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		160,229
SOH/AGL Deduction		79,366
ASSESSED VALUE		80,863
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,141
TOTAL JUST VALUE		160,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	MH MOVE-ON	0	03/10/1989
8830009	REPAIR/RRF	1,200	03/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2065/1534	8/12/2016	WD	Q	I	01	82,500
GRANTOR: HOWARTER DONNA J ET A						
GRANTEE: WEST TONYA M						
2030/0945	2/22/2016	FJ	U	I	11	0
GRANTOR: REED DONALD H						
GRANTEE: HOWARTER DONNA J ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 UOP=[YR=2017] N6 W12 S6 UOP=[YR=2009] S35 E66 N8 W54 U2 L2 N25 W10$ E12$ W2 S25 R2 D2 E54 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	1989	1989	3	64	2,240	
2	0350	CARPORT WD	0	100	0	0	1,139.00	SF	6.50	6.50	100	1978	1978	3	20	1,481	
3	0811	CONCRETE B	0	100	0	0	744.00	SF	5.20	5.20	100	1978	1978	3	28	1,083	
4	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10	20.10	100	1995	1995	3	20	482	
5	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	1995	1995	3	20	643	
6	0810	CONCRETE A	0	100	26	6	156.00	SF	6.50	6.50	100	2000	2000	3	77	781	

LAND DESCRIPTION

TOTAL OB/XF 6,710

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	137.00	317.00	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