PT OF LOT 6
IN OR 2670/504
CORNWALL SURVEY S/D OF

WIGGINS CLAUDIA JUNE
37689 PINE STREET
HILLIARD, FL 32046

**2025**

**16-3N-24-2020-0006-0110**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 60 |
| Exterior Wall | 20 | FACE BRICK 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| 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 |

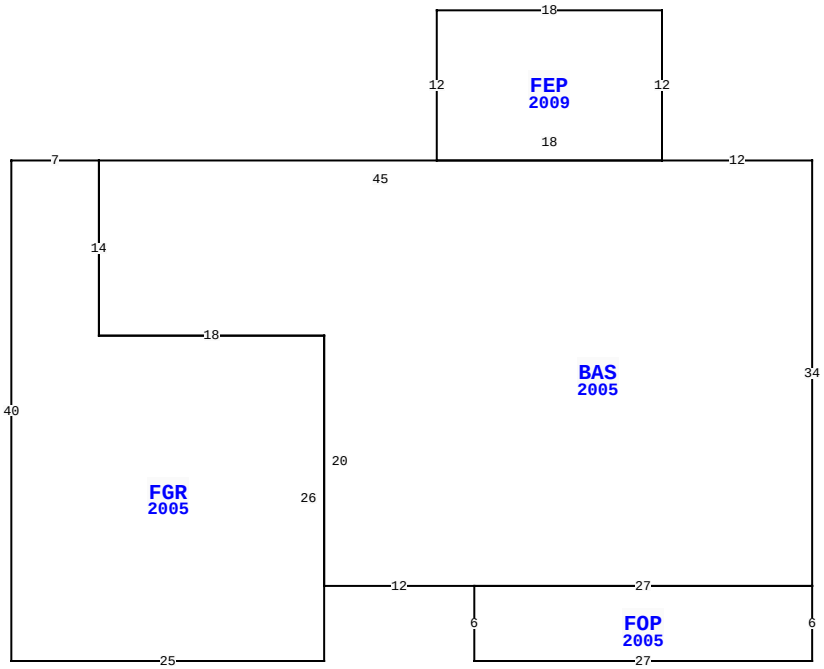
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,578 | 100 | 2005 | 1,578 | 152,063 |
| FEP | 216 | 80 | 2009 | 173 | 16,671 |
| FGR | 748 | 55 | 2005 | 411 | 39,606 |
| FOP | 162 | 30 | 2005 | 49 | 4,722 |
| TOTALS | 2,704 | | | 2,211 | 213,062 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,211 | 108.5840 | 108.58 | 240,070 | 2005 | 2005 | 0 | 0 | 0 | 11.25 | 88.75 |

1 SINGLE FAM – 100% - 2024 Heated Area: 1578 HX Base Yr 2024




37689 PINE ST, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 213,062 |
| TOTAL MARKET OB/XF VALUE | | 9,526 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 257,588 |
| SOH/AGL Deduction | | 17,817 |
| ASSESSED VALUE | | 239,771 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 189,049 |
| TOTAL JUST VALUE | | 257,588 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 236,860 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0902021 | XFOB | 100 | 02/04/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2670/540 | 9/28/2023 | WD | U | I | 37 | 145,000 |
| GRANTOR: MORRIS DWAYNE E | | | | | | |
| GRANTEE: WIGGINS CLAUDIA JUN | | | | | | |
| 1557/0979 | 3/25/2008 | WD | Q | I | | 186,000 |
| GRANTOR: HENDERSON MICHAEL D & | | | | | | |
| GRANTEE: MORRIS DWAYNE E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W12 FEP=[YR=2009] N12 W18 S12 E18$ W45
FGR=[YR=2005] W7 S40 E25 N26 W18 N14$ S14 E18 S20 E12
FOP=[YR=2005] S6 E27 N6 W27$ E27 N34$ .

## 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 | 2,835.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 84 | 9,526 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,526

| 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