LOT 6
IN OR 2492/500
SUB OF NW1/4 PBK 1/3

DAVIS ROBERT M & VERONICA B
36841 PINE ST
HILLIARD, FL 32046

2025

16-3N-24-2580-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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	04	Quality Level 04

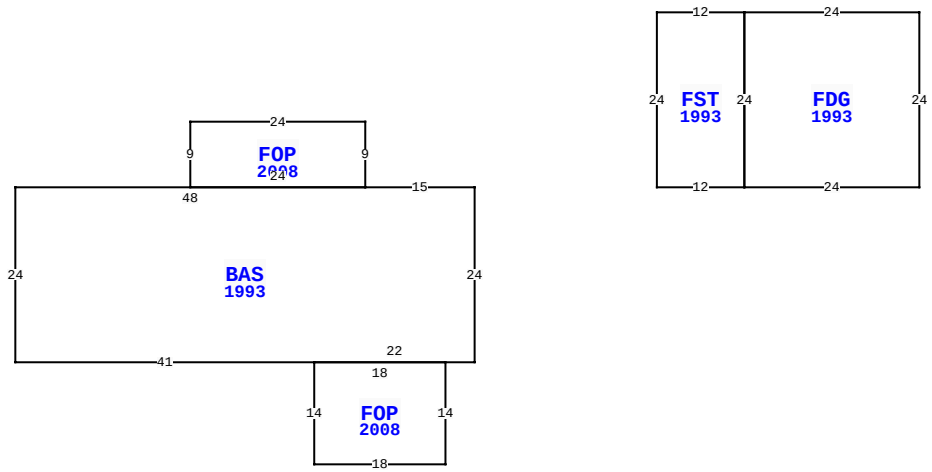
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	71,736
FDG	576	75	1993	432	20,496
FOP	216	30	2008	65	3,084
FOP	252	30	2008	76	3,606
FST	288	65	1993	187	8,872
TOTALS	2,844			2,272	107,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,272	128.9200	103.14	234,334	1976	2001	0	0	0	54.00	46.00

1 M/H 93- – 0% - 0 Heated Area: 1512 HX Base Yr



36865 PINE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	107,794
TOTAL MARKET OB/XF VALUE	156
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	142,950
SOH/AGL Deduction	16,291
ASSESSED VALUE	126,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,659
TOTAL JUST VALUE	142,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0809126	REPAIR/RRF	2,300	09/17/2008
B0803033	REMODEL	2,300	03/18/2008
B0803034	REPAIR/RRF	2,000	03/18/2008
9803030	REPAIR/RRF	900	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/0500	8/10/2021	WD	Q	I	01	105,000
GRANTOR: FAULK BAILEY & TAYLOR						
GRANTEE: DAVIS ROBERT M & VE						
1996/0077	7/29/2015	WD	Q	I	01	85,000
GRANTOR: THRIFT TIMOTHY I &						
GRANTEE: FAULK BAILEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FOP=[YR=2008] N9 W24 S9 E24$ W48 S24 E41
FOP=[YR=2008] S14 E18N14W18$E22 N24$ PTR=E25 FST=[YR=1993]
E12FDG=[YR=1993] E24 N24 W24 S24 $N24W12S24$W25$.

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	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	1980	1980	3	30	156	

LAND DESCRIPTION

TOTAL OB/XF 156

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	0	0006	R-1 -	0.00	0.00	1.00	UT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/15/2024 BY WWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS