LOTS 7,8,9 & 10
IN OR 2148/1046
(EX RW IN OR 77/502)

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

2025

16-3N-24-2580-0007-0000

BUILDING CHARACTERISTICS

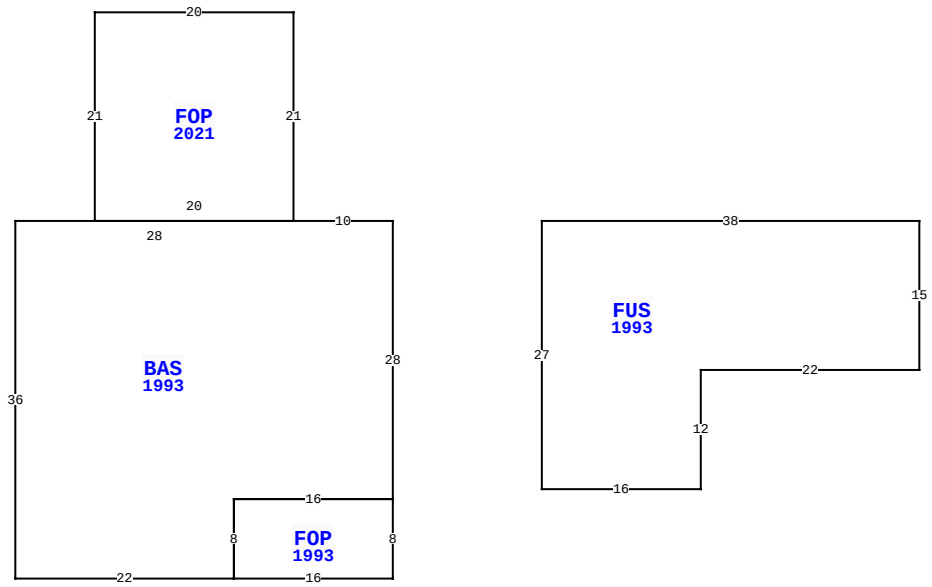
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,240	100	1993	1,240	132,419
FOP	128	30	1993	38	4,058
FOP	420	30	2021	126	13,455
FUS	762	100	1993	762	81,374
TOTALS	2,550			2,166	231,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,166	98.9604	130.63	282,945	1922	1980	0	0	0	18.25	81.75

1 SNGL FAM – 100% - 2021 Heated Area: 2002 HX Base Yr 2021



36841 PINE ST, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		261,778
TOTAL MARKET OB/XF VALUE		48,917
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		422,695
SOH/AGL Deduction		97,930
ASSESSED VALUE		324,765
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		274,043
TOTAL JUST VALUE		422,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220145	ADDITION	0	04/22/2022
20210238	SWIM POOL	0	11/04/2021
20180262	REPAIR/RRF	0	12/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2148/1046	9/26/2017	WD	Q	I	01	135,000
GRANTOR: PARKS MARY G						
GRANTEE: DAVIS ROBERT M & VE						
1798/0736	6/18/2012	QC	U	I	11	100
GRANTOR: BRAY MAE OLLIE BELL						
GRANTEE: PARKS MARY G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FOP=[YR=2021] N21 W20 S21 E20$ W28 S36 E22
FOP=[YR=1993] E16 N8 W16 S8 $ N8 E16 N28 $ PTR= E15
FUS=[YR=1993] E38 S15 W22 S12 W16 N27 $ W15 $.

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	1924	1924	3	20	700	
2	0810	CONCRETE A	0	100	0	0	135.00	SF	6.50	6.50	100	1970	1970	3	20	176	
3	0810	CONCRETE A	0	100	15	15	225.00	SF	6.50	6.50	100	2018	2018	3	97	1,419	
4	0861	POOL GUNIT	0	100	32	13	416.00	SF	85.00	85.00	100	2022	2022	3	95	33,592	
5	0855	CONC PAVER	0	100	0	0	704.00	SF	10.00	10.00	100	2022	2022	3	99	6,970	
6	0462	ST/AL FNC	0	100	144	4	576.00	SF	10.00	10.00	100	2022	2022	3	95	5,472	
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 48,917

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	0004	R-1 -	0.00	0.00	4.00	UT		1.00	1.00	0.80	35,000.00	28,000.00	112,000							

REVIEW DATE 04/15/2024 BY WWA Total Acres: 0.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 07/30/2025 BY SYS

LOTS 7,8,9 & 10
IN OR 2148/1046
(EX RW IN OR 77/502)

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

2025

16-3N-24-2580-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

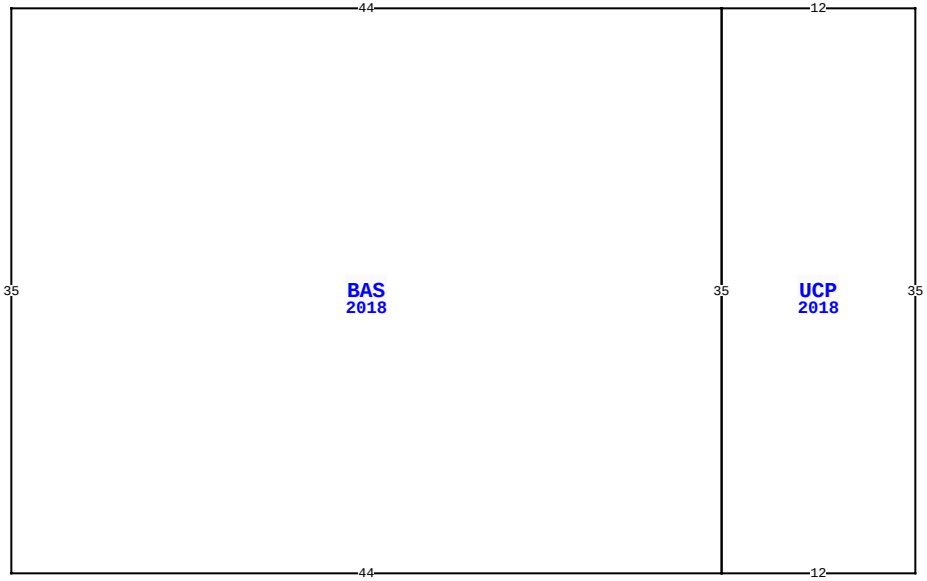
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	2018	1,540	28,894
UCP	420	20	2018	84	1,576
TOTALS	1,960			1,624	30,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,624	53.9580	19.96	32,415	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2021 Heated Area: 1540 HX Base Yr 2021



36841 PINE ST, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		261,778
TOTAL MARKET OB/XF VALUE		48,917
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		422,695
SOH/AGL Deduction		97,930
ASSESSED VALUE		324,765
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		274,043
TOTAL JUST VALUE		422,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2148/1046	9/26/2017	WD	Q	I	01	135,000
GRANTOR: PARKS MARY G						
GRANTEE: DAVIS ROBERT M & VE						
1798/0736	6/18/2012	QC	U	I	11	100
GRANTOR: BRAY MAE OLLIE BELL						
GRANTEE: PARKS MARY G						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2018] W12 BAS=[YR=2018] W44 S35 E44 N35$ S35 E12 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/15/2024 BY WWA Total Acres: 0.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 07/30/2025 BY SYS