PT OF LOT 49
IN OR 2363/1009 & OR 2367/1522
(EX S-1 THRU S-5 &

SIEBEL WILLIAM EDWARD
36040 PINE ST
HILLIARD, FL 32046

2025

17-3N-24-2020-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

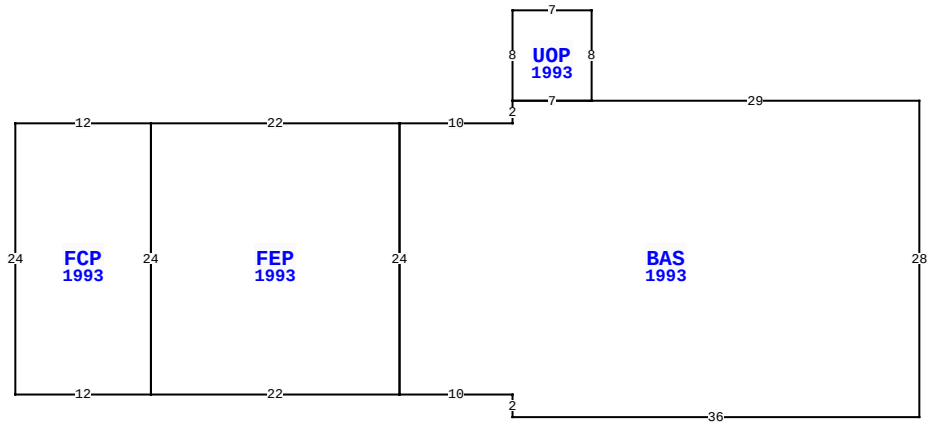
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	37,066
FCP	288	25	1993	72	2,138
FEP	528	80	1993	422	12,533
UOP	56	20	1993	11	327
TOTALS	2,120			1,753	52,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,753	99.0000	99.00	173,547	1956	1956	0	0	30	24.25	30.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1248 HX Base Yr 2021



36040 PINE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		52,064
TOTAL MARKET OB/XF VALUE		3,361
TOTAL LAND VALUE - MARKET		82,040
TOTAL MARKET VALUE		137,465
SOH/AGL Deduction		91,959
ASSESSED VALUE		45,506
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,506
TOTAL JUST VALUE		137,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/1009	5/26/2020	WD	Q	V	03	22,500
GRANTOR: HOBBS DEBBIE DYAL						
GRANTEE: SIEBEL WILLIAM EDWA						
2367/1522	4/29/2020	WD	U	I	11	100
GRANTOR: HOBBS DEBBIE D						
GRANTEE: SIEBEL WILLIAM EDWA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 UOP=[YR=1993] N8 W7 S8E7 $ W7 S2 W10
FEP=[YR=1993] W22 FCP=[YR=1993] W12 S24 E12 N24$ S24 E22 N24$
S24 E10 S2 E36 N28$.

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	0680	POLE SHED	0	100	30	18	540.00	SF	10.00	10.00	100	1965	1965	3	20	1,080	
2	0681	POLE SHED	0	100	18	8	144.00	SF	15.00	15.00	100	1998	1998	3	25	540	
3	0811	CONCRETE B	0	100	30	18	540.00	SF	5.20	5.20	100	1992	1992	3	62	1,741	

LAND DESCRIPTION

TOTAL OB/XF 3,361

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	0.00	0.00	2.93	AC		1.00	1.00	0.80	35,000.00	28,000.00	82,040							

REVIEW DATE 04/19/2022 BY TWA Total Acres: 2.93 Total Land Value: 82,040 Market: 0 Agricultural: 0 Common: 82,040 PRINTED 07/30/2025 BY SYS