BLOCK 58 S1/2 OF LOT 4
IN OR 2611/646
TOWN OF HILLIARD

BURNSED ANGELA/WHITE THURMAN LEE JR & THERESA DARL
361619 PINE STREET
HILLIARD, FL 32046

2026

08-3N-24-2380-0058-0042

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	06	Quality Level 06

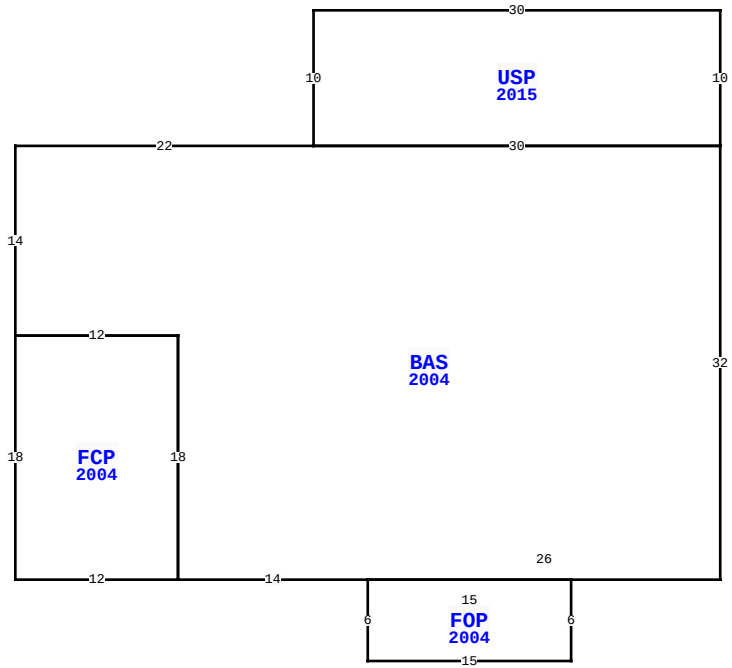
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	2004	1,448	182,622
FCP	216	25	2004	54	6,810
FOP	90	30	2004	27	3,406
USP	300	30	2015	90	11,351
TOTALS	2,054			1,619	204,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,619	134.6604	141.39	228,910	2004	2004	0	0	0	10.80	89.20

1 SINGLE FAM 100% - 2006 Heated Area: 1448 HX Base Yr 2006



361619 PINE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		204,188
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		36,225
TOTAL MARKET VALUE		240,413
SOH/AGL Deduction		112,825
ASSESSED VALUE		127,588
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		71,177
TOTAL JUST VALUE		240,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150066	SWIM POOL	0	07/06/2015
1688	NEW CONSTR	61,880	02/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/0646	1/03/2023	WD	U	I	16	40,000
GRANTOR: BURNSED ANGELA						
GRANTEE: BURNSED ANGELA & TH						
1348/0884	9/08/2005	WD	Q	I		135,000
GRANTOR: M E PERRET INC &						
GRANTEE: BURNSED HUBERT & AN						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2015] W30 S10 BAS=[YR=2004] W22 S14 FCP=[YR=2004] S18 E12 N18 W12$ E12 S18 E14 FOP=[YR=2004] S6 E15 N6 W15$ E26 N32 W30$ E30 N10$.

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
1	000100	C	RES	100	0006	R-2	105.00	210.00	105.00	FF		1.00	1.00	1.00	345.00	345.00	36,225							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 36,225 Market: 0 Agricultural: 0 Common: 36,225 PRINTED 07/09/2026 BY SYS