BLOCK 66 PT OF LOTS 2 & 3
IN OR 694 PG 310
TOWN OF HILLIARD

ROSS-SMITH CHARLENE
361963 PINE STREET
HILLIARD, FL 32046

2026

08-3N-24-2380-0066-0021

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

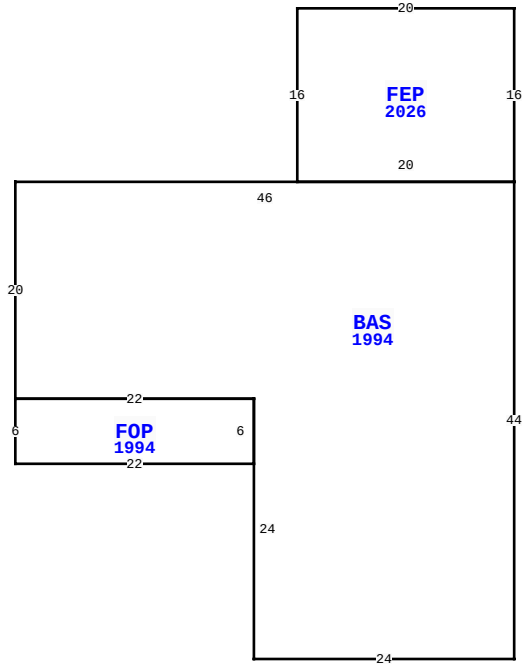
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1994	1,496	167,368
FEP	320	80	2026	256	28,641
FOP	132	30	1994	40	4,475
TOTALS	1,948			1,792	200,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,792	125.3500	131.62	235,863	1994	1994	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 1995 Heated Area: 1496 HX Base Yr 1995



361963 PINE ST, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		200,484
TOTAL MARKET OB/XF VALUE		3,884
TOTAL LAND VALUE - MARKET		38,295
TOTAL MARKET VALUE		242,663
SOH/AGL Deduction		103,954
ASSESSED VALUE		138,709
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,298
TOTAL JUST VALUE		242,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9401012	NEW CONSTR	2,300	01/18/1994
9312197	NEW CONSTR	1,800	12/29/1993
9312185	NEW CONSTR	59,100	11/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0694/0310	12/13/1993	WD	Q	I	01	100

GRANTOR: ROSS SYLVESTER
GRANTEE: ROSS-SMITH CHARLENE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W46 S20 E22 S24 E24 N44 $
FOP=[YR=1994;ORIG=-46,20] S6 E22 N6 W22 $
FEP=[YR=2026;ORIG=0,0] W20 N16 E20 S16 $
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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	0752	USP	0	100	16	10	160.00	SF	15.00	15.00	100	2012	2012	3	60	1,440	
3	0820	WOOD WALK	0	100	26	20	520.00	SF	11.75	11.75	100	2013	2013	3	40	2,444	

LAND DESCRIPTION

TOTAL OB/XF 3,884

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-3	111.00	210.00	111.00	FF		1.00	1.00	1.00	345.00	345.00	38,295							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 38,295 Market: 0 Agricultural: 0 Common: 38,295 PRINTED 07/09/2026 BY SYS