BLOCK 78 LOT 1
TOWN OF HILLIARD

CAMPBELL TIM F & IRIS R L/E/
361570 PINE ST
HILLIARD, FL 32046

2026

08-3N-24-2380-0078-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

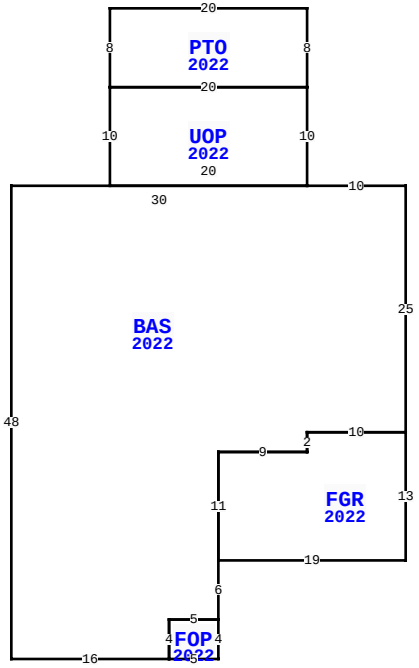
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,481	100	2022	1,481	203,558
FGR	229	55	2022	126	17,318
FOP	20	30	2022	6	825
PTO	160	5	2022	8	1,100
UOP	200	20	2022	40	5,497
TOTALS	2,090			1,661	228,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,661	101.1600	140.61	233,553	2022	2022	0	0	0	2.25	97.75

1 SNGL FAM 100% - 2023 Heated Area: 1481 HX Base Yr 2023



361570 PINE ST, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		228,298
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,750
TOTAL MARKET VALUE		280,048
SOH/AGL Deduction		7,634
ASSESSED VALUE		272,414
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		221,003
TOTAL JUST VALUE		280,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220083	NEW CONSTR	0	03/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2854/794	3/15/2026	QC	U	I	11	100
GRANTOR: CAMPBELL TIMOTHY FRAN						
GRANTEE: CAMPBELL TIMOTHY FR						
2407/0222	11/09/2020	WD	Q	V	01	55,000
GRANTOR: MULLINIKS MARION K						
GRANTEE: CAMPBELL TIM F & IR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W10 UOP=[YR=2022] N10 PTO=[YR=2022] N8 W20 S8 E20$ W20 S10 E20$ W30 S48 E16 FOP=[YR=2022] E5 N4 W5 S4$ N4 E5 N6 FGR=[YR=2022] E19 N13 W10 S2 W9 S11$ N11 E9 N2 E10 N25$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	150.00	210.00	150.00	FF		1.00	1.00	1.00	345.00	345.00	51,750							

REVIEW DATE 01/18/2023 BY WWX Total Acres: 0.00 Total Land Value: 51,750 Market: 0 Agricultural: 0 Common: 51,750 PRINTED 07/09/2026 BY SYS