

PT OF SW1/4 OF NW1/4 OF
SEC 16-3N-24E IN OR 415/772
(EX ESMT IN OR 1547/1546)

COVINGTON STEPHEN E & DENA M
36553 PINE ST
HILLIARD, FL 32046

2026

16-3N-24-0000-0012-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 50
Interior Floo	14 CARPET 50
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
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NEIGHBORHOOD/LOC	6001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1993	1,280	124,655
USP	240	30	2012	72	7,012
USP	180	30	2020	54	5,259

TOTALS	1,700			1,406	136,925
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00
3	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	A-1	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,406	108.1600	113.57	159,679	1986	1996	0	0	0	14.25	85.75	
1 SINGLE FAM 100% - 0 Heated Area: 1280 HX Base Yr 1987													
36553 PINE ST, HILLIARD													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2026 MLU													

TOTAL OB/XF													
6,413													

TOTAL OB/XF													
6,413													

Total Acres: 1.00	Total Land Value: 40,000	Market: 0	Agricultural: 0	Common: 40,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		136,925	
TOTAL MARKET OB/XF VALUE		6,413	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		183,338	
SOH/AGL Deduction		105,414	
ASSESSED VALUE		77,924	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		26,513	
TOTAL JUST VALUE		183,338	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		184,335	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008099	REPAIR/RRF	5,355	09/03/2020
0405130	H/AC	0	05/14/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0415/0772	3/16/1984	WD	Q	V		5,800	
GRANTOR: MCDOWELL KILE J & LAT							
GRANTEE: COVINGTON STEPHEN E							
0211/0462	1/29/1976	WD	Q	V		4,000	
GRANTOR: WALKER F E ETAL & WAL							
GRANTEE: MCDOWELL KILE J & L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W1 W20 W19 S32 E19 E18 E3 N32 \$									
USP=[YR=2012;ORIG=-1,0] N12 W20 S12 E20 \$									
USP=[YR=2020;ORIG=-21,32] E18 S10 W18 N10 \$									