PT OF LOT 5 IN OR 2029/318
CORNWALL SURVEY S/D OF
SEC 16-3N-24E PBK O/31

TURNER CARL BEN
37717 PINE ST
HILLIARD, FL 32046

2026

16-3N-24-2020-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

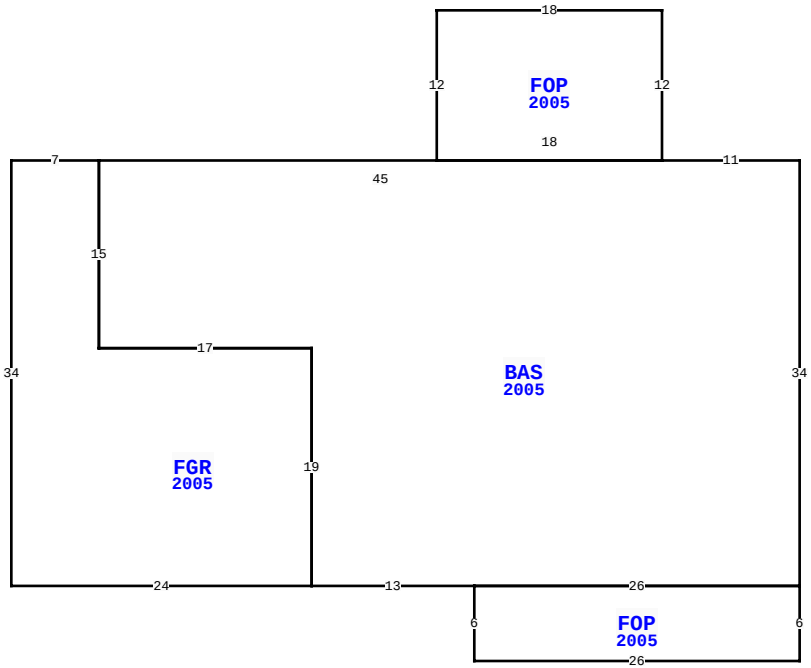
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,581	100	2005	1,581	155,650
FGR	561	55	2005	309	30,421
FOP	156	30	2005	47	4,627
FOP	216	30	2005	65	6,399
TOTALS	2,514			2,002	197,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,002	105.7420	111.03	222,282	2005	2005	0	0	0	11.33	88.67

1 SINGLE FAM 100% - 2017 Heated Area: 1581 HX Base Yr 2017



37717 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		197,097
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		237,097
SOH/AGL Deduction		86,264
ASSESSED VALUE		150,833
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,422
TOTAL JUST VALUE		237,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0312	NEW CONSTR	0	03/22/2005
0313	TEMP POLE	0	03/22/2005
0314	OTHER	0	03/22/2005
0315	MECH OTHER	0	03/22/2005
0316	OTHER	0	03/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2029/0318	2/12/2016	SW	U	I	18	128,900
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: TURNER CARL BEN						
1998/1965	8/19/2015	SW	U	I	12	137,100
GRANTOR: FIFTH THIRD MORTGAGE						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 FOP=[YR=2005] N12 W18 S12 E18$ W45
FGR=[YR=2005] W7 S34 E24 N19 W17 N15$ S15 E17 S19 E13
FOP=[YR=2005] S6 E26 N6 W26$ E26 N34$.

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	0.00	0.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS