PT OF LOT 6
IN OR 2670/504
CORNWALL SURVEY S/D OF

WIGGINS CLAUDIA JUNE
37689 PINE STREET
HILLIARD, FL 32046

2026

16-3N-24-2020-0006-0110

BUILDING CHARACTERISTICS

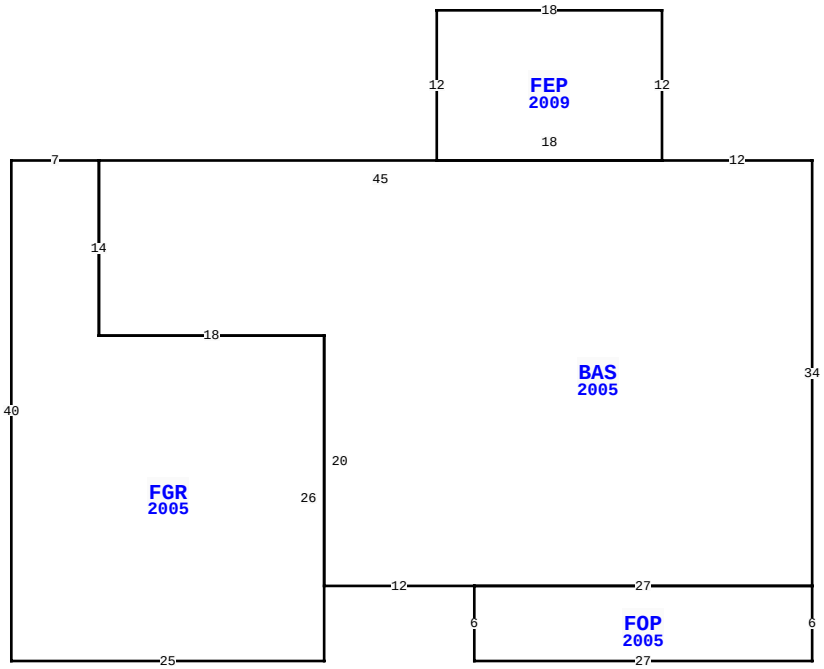
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,578	100	2005	1,578	158,589
FEP	216	80	2009	173	17,387
FGR	748	55	2005	411	41,305
FOP	162	30	2005	49	4,924
TOTALS	2,704			2,211	222,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,211	108.5840	114.01	252,076	2005	2005	0	0	0	11.85	88.15

1 SINGLE FAM 100% - 2024 Heated Area: 1578 HX Base Yr 2024



37689 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		222,205
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		262,205
SOH/AGL Deduction		15,960
ASSESSED VALUE		246,245
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		194,834
TOTAL JUST VALUE		262,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0902021	XFOB	100	02/04/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/540	9/28/2023	WD	U	I	37	145,000
GRANTOR: MORRIS DWAYNE E						
GRANTEE: WIGGINS CLAUDIA JUN						
1557/0979	3/25/2008	WD	Q	I		186,000
GRANTOR: HENDERSON MICHAEL D &						
GRANTEE: MORRIS DWAYNE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 FEP=[YR=2009] N12 W18 S12 E18$ W45
FGR=[YR=2005] W7 S40 E25 N26 W18 N14$ S14 E18 S20 E12
FOP=[YR=2005] S6 E27 N6 W27$ E27 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