LOT 36 (EX R/W)
ESMT OR 2232/1334
SUB OF NW1/4 PB 1/3

PARKS JOHNATHAN/
37130 SOUTH PINE ST
HILLIARD, FL 32046

2026

16-3N-24-2580-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
BUD8 Adjustme	03	DIST HI 100
Quality	05	Quality Level 05

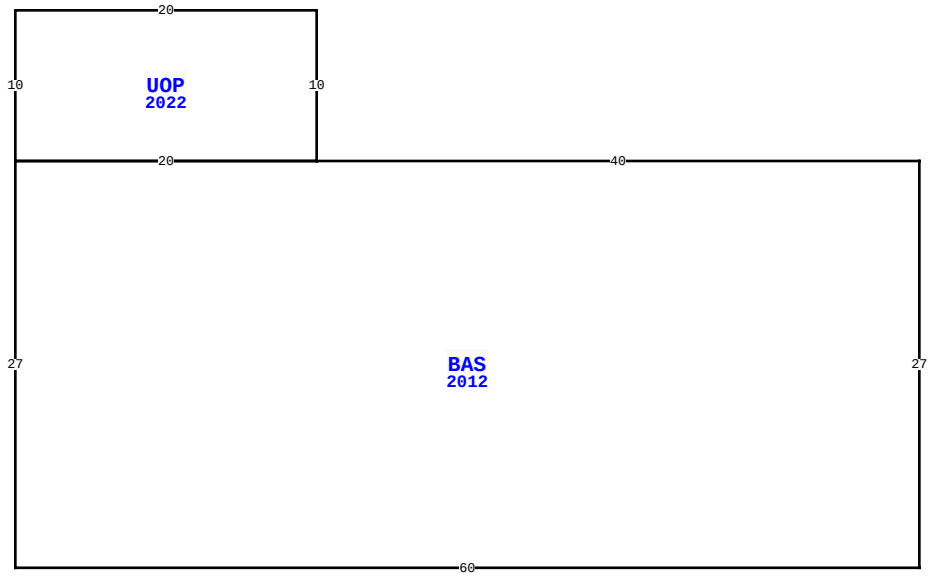
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2012	1,620	107,422
UOP	200	25	2022	50	3,316
TOTALS	1,820			1,670	110,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,670	147.3600	132.62	221,475	2004	2004	0	0	0	50.00	50.00

1 M/H 94+ 100% - 2019 Heated Area: 1620 HX Base Yr 2019



37130 SOUTH 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		265,214
TOTAL MARKET OB/XF VALUE		4,752
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		309,966
SOH/AGL Deduction		59,997
ASSESSED VALUE		249,969
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		198,558
TOTAL JUST VALUE		309,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180127	NEW CONSTR	0	06/04/2018
20120135	MH MOVE-ON	0	09/24/2012
20120080	DEMOLITION	0	05/29/2012
87-725	N/A	1,000	02/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	4/03/2017	CN	Q	I	01	120,000
GRANTOR: WALLIS ROBERT L & LIN						
GRANTEE: PARKS JOHNATHAN						
0998/0127	7/17/2001	WD	Q	I	05	43,400
GRANTOR: CONSECO FINANCE SERVI						
GRANTEE: WALLIS ROBERT L & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W40 W20 S27 E60 N27 $
UOP=[YR=2022;ORIG=-60,-10] E20 S10 W20 N10 $
.

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
2	0351	CARPORT MT	0	100	24	22	528.00	SF	10.00	10.00	100	2024	2022	03	90	4,752	

LAND DESCRIPTION

TOTAL OB/XF 4,752

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-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS

LOT 36 (EX R/W)
ESMT OR 2232/1334
SUB OF NW1/4 PB 1/3

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2026

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Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

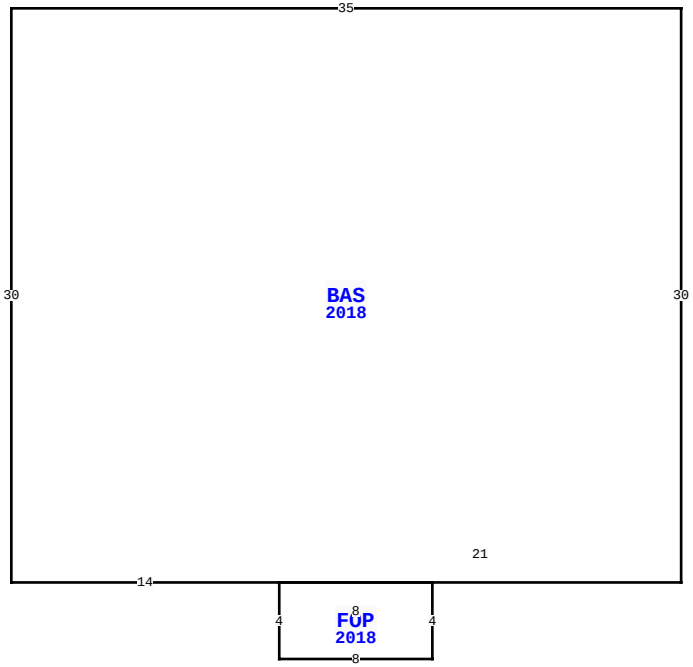
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	2018	1,050	153,019
FOP	32	30	2018	10	1,457
TOTALS	1,082			1,060	154,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,060	108.0882	150.24	159,254	2018	2018	0	0	0	3.00	97.00

2 SNGL FAM 0% - 2019 Heated Area: 1050 HX Base Yr 2019



37130 SOUTH PINE ST, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 3

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0998/0127	7/17/2001	WD	Q	I	05	43,400
GRANTOR: CONSECO FINANCE SERVI						
GRANTEE: WALLIS ROBERT L & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W35 S30 E14 FOP=[YR=2018] S4 E8 N4 W8$ E21 N30$.

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

REVIEW DATE 02/28/2024 BY WWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS