LOT 38 EX R/W
IN OR 232 PG 459
SUB OF NW1/4 PB 1 PG 3

PEARSON DOUGLAS C & ANN W
37178 S PINE ST
HILLIARD, FL 32046

2026

16-3N-24-2580-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

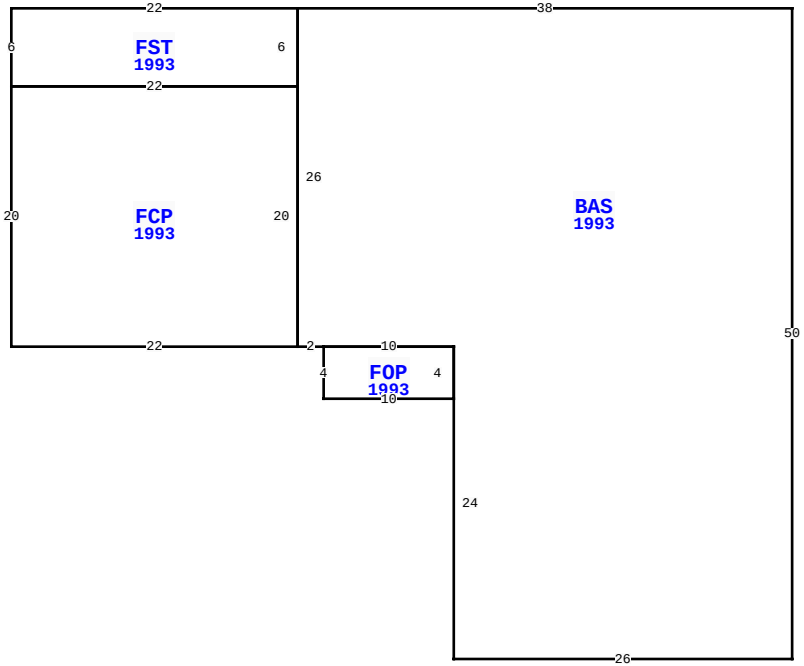
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,612	100	1993	1,612	139,687
FCP	440	25	1993	110	9,532
FOP	40	30	1993	12	1,040
FST	132	55	1993	73	6,325
TOTALS	2,224			1,807	156,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,807	115.5000	121.28	219,153	1974	1984	0	0	0	28.55	71.45

1 SINGLE FAM 100% - 0 Heated Area: 1612 HX Base Yr 1978



37178 SOUTH 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		156,585
TOTAL MARKET OB/XF VALUE		1,225
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		197,810
SOH/AGL Deduction		98,095
ASSESSED VALUE		99,715
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,304
TOTAL JUST VALUE		197,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200024	REPAIR/RRF	0	02/03/2020
87-830	N/A	2,100	11/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0232/0459	1/26/1977	WD	U	I		42,000
GRANTOR: PREISS LARRY F & BREN						
GRANTEE: PEARSON DOUGLAS CHA						
0120/0068	2/05/1972	WD	Q	V		1,500
GRANTOR: BRAY FRED L & MAE BEL						
GRANTEE: PREISS LARRY F & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 FST=[YR=1993] W22 S6 FCP=[YR=1993] S20 E22 N20W22$ E22N6$ S26 E2 FOP=[YR=1993] S4 E10 N4W10$ E10 S24 E26 N50$.

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	1242	WD DECK A	0	100	35	10	350.00	SF	10.00	10.00	100	2010	2010	3	35	1,225	

LAND DESCRIPTION

TOTAL OB/XF 1,225

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 04/12/2024 BY WWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS