PT SEC 17-3N-24E
IN OR 2843/633
ESMT IN OR 698/378

HOOKED ON LEARNING LLC
36774 PINE ST
HILLIARD, FL 32046

2026

17-3N-24-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
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	01	Quality Level 01

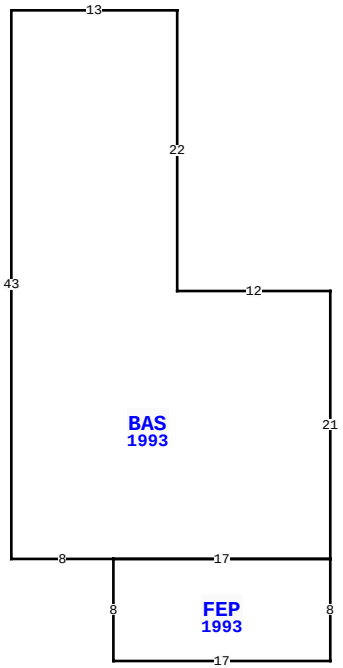
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	811	100	1993	811	20,693
FEP	136	80	1993	109	2,781
TOTALS	947			920	23,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	920	48.6000	51.03	46,948	1928	1928	0	0	0	50.00	50.00

1 SINGLE FAM 0% - 2025 Heated Area: 811 HX Base Yr



36798 PINE ST, HILLIARD

BLD DATE	11/07/2025 KW	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	23,474
TOTAL MARKET OB/XF VALUE	14,473
TOTAL LAND VALUE - MARKET	83,980
TOTAL MARKET VALUE	121,927
SOH/AGL Deduction	0
ASSESSED VALUE	121,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,927
TOTAL JUST VALUE	121,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140074	DEMOLITION	0	07/10/2014
01-0891	REPAIR/RRF	612	03/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2843/633	1/21/2026	WD	U	I	11	100
GRANTOR: HOOKED ON LEARNING LL						
GRANTEE: HOOKED ON LEARNING						
2716/926	5/16/2024	WD	U	I	37	75,000
GRANTOR: MYERS PHILIP						
GRANTEE: HOOKED ON LEARNING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N22 W13 S43 E8 FEP=[YR=1993] S8 E17 N8 W17 $ E17 N21 $.

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
1	0510	GARAGE WD-	0	0	22	34	748.00	SF	35.00	35.00	100	1986	1986	3	20	5,236	
3	0350	CARPORT WD	0	0	22	36	792.00	SF	13.00	13.00	100	1975	1975	3	20	2,059	
4	0911	SCRN RM A	0	0	24	40	960.00	SF	18.00	18.00	100	1982	1982	3	20	3,456	
5	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
6	0681	POLE SHED	0	0	24	20	480.00	SF	15.00	15.00	100	1990	1990	3	20	1,440	
7	0350	CARPORT WD	0	0	32	13	416.00	SF	13.00	13.00	100	2004	2004	3	20	1,082	

LAND DESCRIPTION

TOTAL OB/XF 14,473

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	0	0006	R-2	0.00	0.00	2.47	AC		1.00	1.00	1.00	34,000.00	34,000.00	83,980							

REVIEW DATE 11/07/2025 BY KW Total Acres: 2.47 Total Land Value: 83,980 Market: 0 Agricultural: 0 Common: 83,980 PRINTED 07/09/2026 BY SYS