PT OF NW1/4 OF SE1/4
IN OR 402 PG 46
EX ESMT OR 924/748

REED HUBERT E JR & DEBBIE SUE
37610 PINERIDGE ROAD
HILLIARD, FL 32046

2023

03-3N-24-0000-0001-0050

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	13	LVT/LAMNT 100
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	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

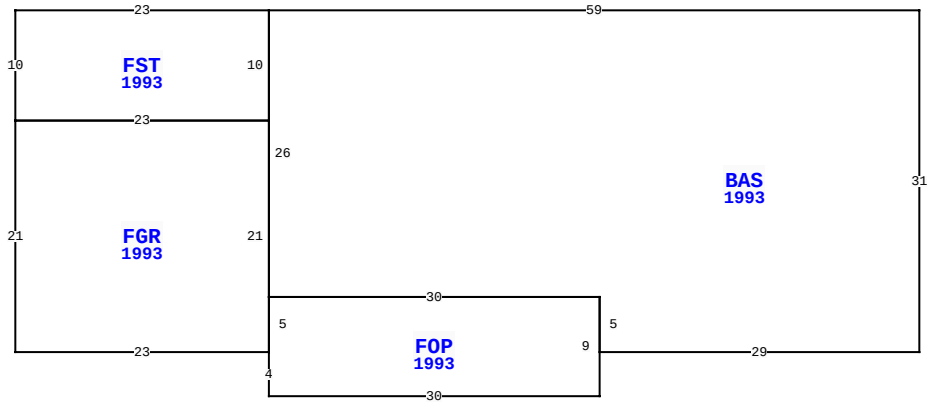
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,679	100	1,679	122,496
FGR	483	55	266	19,407
FOP	270	30	81	5,910
FST	230	55	126	9,193
TOTALS	2,662		2,152	157,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,152	109.7600	99.06	213,177	1985	1985	0	0	0	26.35	73.65

1 SINGLE FAM – 100% - 0 Heated Area: 1679 HX Base Yr



37610 PINERIDGE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		157,005
TOTAL MARKET OB/XF VALUE		3,582
TOTAL LAND VALUE - MARKET		48,195
TOTAL MARKET VALUE		208,782
SOH/AGL Deduction		94,521
ASSESSED VALUE		114,261
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,261
TOTAL JUST VALUE		208,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0402/0046	10/01/1983	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W59 FST=[YR=1993] W23 S10 FGR=[YR=1993] S21 E23 FOP=[YR=1993] S4 E30 N9 W30 S5$ N21 W23$ E23 N10$ S26 E30 S5 E29 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1988	1988	3	57	1,482	

LAND DESCRIPTION

TOTAL OB/XF 3,582

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.89	AC		1.00	1.00	0.85	30,000.00	25,500.00	48,195							

REVIEW DATE 06/28/2018 BY TWX Total Acres: 1.89 Total Land Value: 48,195 Market: 0 Agricultural: 0 Common: 48,195 PRINTED 08/02/2023 BY SYS