



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 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	2,071	100	2,071	234,086
FOP	80	30	24	2,713
USP	384	30	115	12,999
TOTALS	2,535		2,210	249,797

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	15	10	150.00	SF	30.00	30.00	100	1980
3	0810	CONCRETE A	0 100	0	0	196.00	SF	6.50	6.50	100	1982
4	0810	CONCRETE A	0 100	10	9	90.00	SF	6.50	6.50	100	1980
6	1126	CB/STC 8"	0 100	42	8	336.00	SF	8.00	8.00	100	1978

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.25	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,210	105.6440	125.45	277,244	1964	2004	0	0	9.90	90.10
1 SNGL FAM - 100% - 2022											
Heated Area: 2071											
HX Base Yr 2022											
37595 OLD PINERIDGE RD, HILLIARD											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/16/2023 MLU											

L N	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	0940	SHEDS/PORT	0 100	15	10	150.00	SF	30.00	30.00	100	1980	1980	3	20	900	
3	0810	CONCRETE A	0 100	0	0	196.00	SF	6.50	6.50	100	1982	1982	3	41	522	
4	0810	CONCRETE A	0 100	10	9	90.00	SF	6.50	6.50	100	1980	1980	3	35	205	
6	1126	CB/STC 8"	0 100	42	8	336.00	SF	8.00	8.00	100	1978	1978	3	30	806	

TOTAL OB/XF											
2,433											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.25	AC	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		266,024	
TOTAL MARKET OB/XF VALUE		2,433	
TOTAL LAND VALUE - MARKET		106,250	
TOTAL MARKET VALUE		374,707	
SOH/AGL Deduction		56,641	
ASSESSED VALUE		318,066	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		268,066	
TOTAL JUST VALUE		374,707	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,283	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003400	NEW ROOF	14,700	03/19/2021
3879	H/AC	3,800	07/29/1991
4334	N/A	17,650	09/01/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2480/0105	7/09/2021	WD	Q	I	01	375,000	
GRANTOR: PBP HOMES INC							
GRANTEE: SIMMONS DONALD W &							
2440/1628	3/01/2021	WD	U	I	37	115,000	
GRANTOR: RFTA PROPERTIES LLC							
GRANTEE: PBP HOMES INC							

BUILDING NOTES															
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BUILDING DIMENSIONS															
USP=[YR=2012] W32 S5 BAS=[YR=1993] W32 S35 E37 FOP=[YR=1993] S5 E16 N5 W16\$ E16 S5 E11 N33 W32 N7\$ S7 E32 N12\$.															



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	15	CONC BLOCK 80	6500	01	1,800	51.5200	18.03	32,454	1982	1987	0	0		0	50.00	50.00	VALUATION BY		STANDARD													
Exterior Wall	17	CB STUCCO 20	2 GARAGE RES - 100% - 2022										Heated Area: 1800					HX Base Yr 2022					Tax Group: 4		Tax Dist:							
Roof Structur	03	GABLE/HIP 100	30 60 BAS 1993 60 30														BUILDING MARKET VALUE		266,024													
Roof Cover	03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE		2,433													
Interior Wall		N/A 100															TOTAL LAND VALUE - MARKET		106,250													
Interior Floo	03	CONC FINSH 100															TOTAL MARKET VALUE		374,707													
Air Condition	99	N/A 100															SOH/AGL Deduction		56,641													
Heating Type		N/A 100															ASSESSED VALUE		318,066													
Bedrooms		0 100															TOTAL EXEMPTION VALUE		HX HB		50,000											
Bathrooms		0 100															BASE TAXABLE VALUE		268,066													
Frame	03	MASONRY 100															TOTAL JUST VALUE		374,707													
Stories	1.	1. 100															NCON VALUE		0													
Units		0 100															INCOME VALUE															
BUD8 Adjustme	04	DIST 01 100															PREVIOUS YEAR MKT VALUE		328,283													
Occupancy	00	NONE 100																														
Quality	06	Quality Level 06																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	9001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,800	100	1,800	16,227																												
TOTALS	1,800		1,800	16,227																												
EXTRA FEATURES					37595 OLD PINERIDGE RD, HILLIARD																											
L N	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																	