PT OF NE1/4 OF SW1/4
IN OR 2286/1191
LYING SOUTH OF PINERIDGE ROAD

DORTCH ROBERT MATTHEW & DONNA MARIE
37755 OLD PINERIDGE RD
HILLIARD, FL 32046

2023

03-3N-24-0000-0001-0140

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

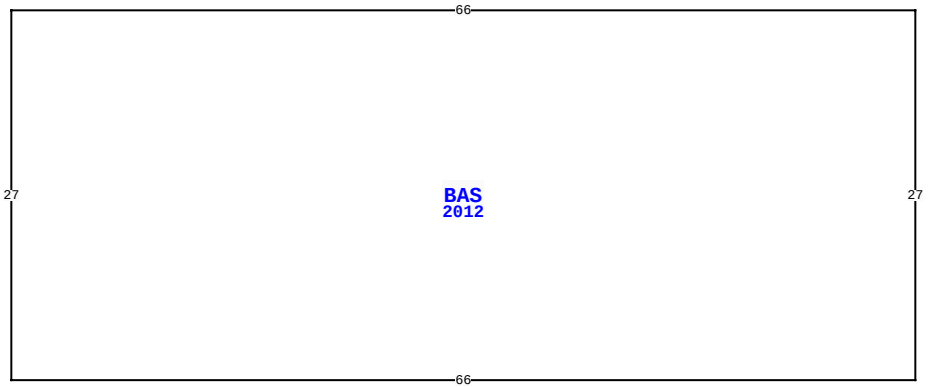
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	99,259
TOTALS	1,782		1,782	99,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	147.3600	103.15	183,813	1998	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2020 Heated Area: 1782 HX Base Yr 2020



37755 OLD PINERIDGE RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,259
TOTAL MARKET OB/XF VALUE		5,463
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		152,722
SOH/AGL Deduction		35,534
ASSESSED VALUE		117,188
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,188
TOTAL JUST VALUE		152,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2286/1191	5/22/2019	QC	U	I	11	100
GRANTOR: WADE MICHAEL CHAD						
GRANTEE: DORTCH ROBERT MATTH						
2042/1565	3/26/2016	QC	U	I	11	100
GRANTOR: WADE MICHAEL C & TONY						
GRANTEE: WADE MICHAEL CHAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W66 S27 E66 N27$.

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	0753	UEP	0	100	20	8	160.00	SF	22.00	22.00	100	2012	2012	3	71	2,499	
2	0810	CONCRETE A	0	100	24	20	480.00	SF	6.50	6.50	100	2014	2014	3	95	2,964	

LAND DESCRIPTION

TOTAL OB/XF 5,463

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			0.00	0.00	1.60	AC		1.00	1.00	1.00	30,000.00	30,000.00	48,000							

REVIEW DATE 03/11/2020 BY TW Total Acres: 1.60 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 08/02/2023 BY SYS