IN OR 2056/1031
EX R/W OR 1243/1030

STARR GRADY
37238 PINERIDGE RD
HILLIARD, FL 32046

2023

03-3N-24-0000-0006-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 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	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

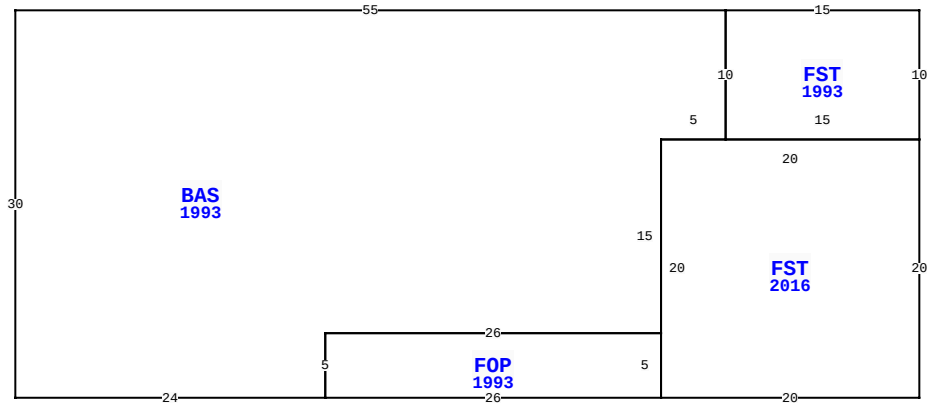
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	1,420	134,827
FOP	130	30	39	3,703
FST	150	55	82	7,786
FST	400	55	220	20,889
TOTALS	2,100		1,761	167,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,761	122.0750	144.96	255,275	1968	1973	0	0	0	34.50	65.50

1 SNGL FAM – 100% - 2017 Heated Area: 1420 HX Base Yr 2017



37238 PINERIDGE RD, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		167,205
TOTAL MARKET OB/XF VALUE		42,060
TOTAL LAND VALUE - MARKET		57,900
TOTAL MARKET VALUE		267,165
SOH/AGL Deduction		119,823
ASSESSED VALUE		147,342
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		92,342
TOTAL JUST VALUE		267,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002290	NEW ROOF	9,240	02/26/2021
8207	SWIM POOL	12,450	06/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2056/1031	4/26/2016	SW	Q	I	01	120,000
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: STARR GRADY						
2026/0865	2/02/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LSF9 MASTER PARTICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S30 E24 FOP=[YR=1993] E26 FST=[YR=2016] E20 N20 FST=[YR=1993] N10 W15 S10E15$ W20S20$ N5 W26 S5$ N5 E26 N15 E5 N10$.

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	1988	1988	3	66	2,310	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1980	1980	3	20	1,728	
3	0861	POOL GUNIT	0	100	0	0	437.00	SF	85.00	85.00	100	1992	1992	3	20	7,429	
4	0845	KOOL DECK	0	100	0	0	880.00	SF	7.25	7.25	100	1992	1992	3	66	4,211	
5	0811	CONCRETE B	0	100	0	0	834.00	SF	5.20	5.20	100	1992	1992	3	66	2,862	
6	0680	POLE SHED	0	100	60	40	2,400.00	SF	10.00	10.00	100	2021	2021	3	98	23,520	

LAND DESCRIPTION

TOTAL OB/XF 42,060

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	1.93	AC		1.00	1.00	1.00	30,000.00	30,000.00	57,900							

REVIEW DATE 07/20/2021 BY TWX Total Acres: 1.93 Total Land Value: 57,900 Market: 0 Agricultural: 0 Common: 57,900 PRINTED 08/02/2023 BY SYS