PT OF SW1/4 OF SE1/4
IN OR 1619/1444
EX ESMT OR 1243/1006

VARTTI GEORGE REV TRUST
P O BOX 174
HILLIARD, FL 32046-0174

2023

03-3N-24-0000-0006-0050

NASSAU COUNTY PROPERTY

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	14	CARPET 100
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

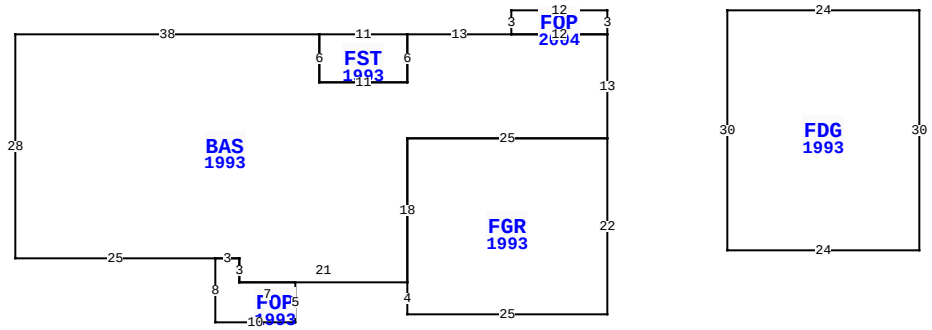
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100	1,694	112,831
FDG	720	60	432	28,774
FGR	550	55	302	20,115
FOP	59	30	18	1,199
FOP	36	30	11	733
FST	66	55	36	2,398
TOTALS	3,125		2,493	166,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,493	118.0800	106.57	265,679	1967	1967	0	0	0	37.50	62.50

1 SINGLE FAM – 0% - 0 Heated Area: 1694 HX Base Yr



37158 PINERIDGE RD, HILLIARD

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	166,049
TOTAL MARKET OB/XF VALUE	11,386
TOTAL LAND VALUE - MARKET	57,900
TOTAL MARKET VALUE	235,335
SOH/AGL Deduction	30,337
ASSESSED VALUE	204,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,998
TOTAL JUST VALUE	235,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017113	SHINGLES	11,500	12/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1619/1444	5/13/2009	QC	U	I	30	100
GRANTOR: VARTTI GEORGE A						
GRANTEE: VARTTI GEORGE A TRU						
1243/1006	7/07/2004	WD	U	V	07	100
GRANTOR: VARTTI GEORGE ANTON &						
GRANTEE: BOARD OF COUNTY COM						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W12 S3 BAS=[YR=1993] W13 FST=[YR=1993] W11 S6 E11 N6$ S6 W11 N6 W38 S28 E25 FOP=[YR=1993] S8 E10 N5 W7 N3 W3 $ E3 S3 E21 FGR=[YR=1993] S4 E25 N22 W25 S18 $ N18 E25 N13 W12 $ E12 N3 $ PTR= E15 FDG=[YR=1993] E24 S30 W24 N30 $ W15 $.

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	0200	BARN WD 0-	0	0	30	30	900.00	SF	20.00	20.00	100	2006	2006	3	48	8,640	
2	0811	CONCRETE B	0	0	0	0	600.00	SF	5.20	5.20	100	2006	2006	3	88	2,746	

LAND DESCRIPTION

TOTAL OB/XF 11,386

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	0	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 06/28/2018 BY TWX Total Acres: 1.93 Total Land Value: 57,900 Market: 0 Agricultural: 0 Common: 57,900 PRINTED 08/02/2023 BY SYS