

N1/2 OF SW1/4 OF SE1/4 OF
SE1/4 IN OR 2028/234
PARCELS 7-2 & 7-4

ADAMS ROBERT M & MELANIE/
37157 PINERIDGE ROAD
HILLIARD, FL 32046

2023

03-3N-24-0000-0007-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 AL SIDING 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	2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	05	Quality Level 05	
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	1,152	100	1,152	92,940
DCK	88	10	9	726
DCK	165	10	16	1,291
FOP	24	30	7	565
FUS	546	100	546	44,050
STP	28	10	3	242
UGR	572	45	257	20,734
USP	128	30	38	3,066
TOTALS	2,703		2,028	163,614

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0812

LAND DESCRIPTION	
L N	USE CODE
1	000115

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,028	115.3460	104.10	211,115	1977	1977	0	0	22.50	77.50
1 SINGLE FAM - 100% - 2017 Heated Area: 1698 HX Base Yr 2017											
37157 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0812	CONCRETE C	0 100	0	0	1,388.00	SF	4.00	4.00	100	1996	1996	3	73	4,053	

TOTAL OB/XF																5,768
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.88	AC		1.00	1.00	1.00	25,000.00	25,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		163,614	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		122,000	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		135,675	
ASSESSED VALUE		BASE TAXABLE VALUE		155,707	
TOTAL EXEMPTION VALUE		TOTAL JUST VALUE		50,000	
BASE TAXABLE VALUE		NCON VALUE		105,707	
TOTAL JUST VALUE		INCOME VALUE		291,382	
NCON VALUE		PREVIOUS YEAR MKT VALUE		0	
INCOME VALUE				226,564	
PREVIOUS YEAR MKT VALUE					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2028/0234	1/28/2016	WD	Q	I	02
					SALE PRICE
					155,000
GRANTOR: HARTLEY TOBI					
GRANTEE: ADAMS ROBERT M & ME					
1665/1016	3/01/2010	WD	Q	I	01
					175,000
GRANTOR: PASQUARELLO KIMBERLY					
GRANTEE: HARTLEY TOBI					

BUILDING NOTES	

BUILDING DIMENSIONS	
UGR=[YR=1993] W14 DCK=[YR=2009] N8 W11 USP=[YR=2009] W16 S8 BAS=[YR=1993] W23 S30E15 DCK=[YR=2010] S3 STP=[YR=2010] S 4 E7 N4 W7\$ E27 N7 W21 FOP=[YR=1993] W6 S4 E6 N4\$ S4W6\$ N4 E27 N26 W19\$ E16 N8\$ S8 E11\$ W8 S26 E22 N26\$ PTR=N25 FUS=[YR=1993] N13 W42 S13 E42\$ S25\$.	