

PT OF LOTS 23 & 24 (S-4)
IN OR 1970/1035
CORNWALL SURVEY

WYATT CHRISTINE E & SIMMIE JR
37262 OLD PINERIDGE RD
HILLIARD, FL 32046

2023

03-3N-24-2020-0023-0040



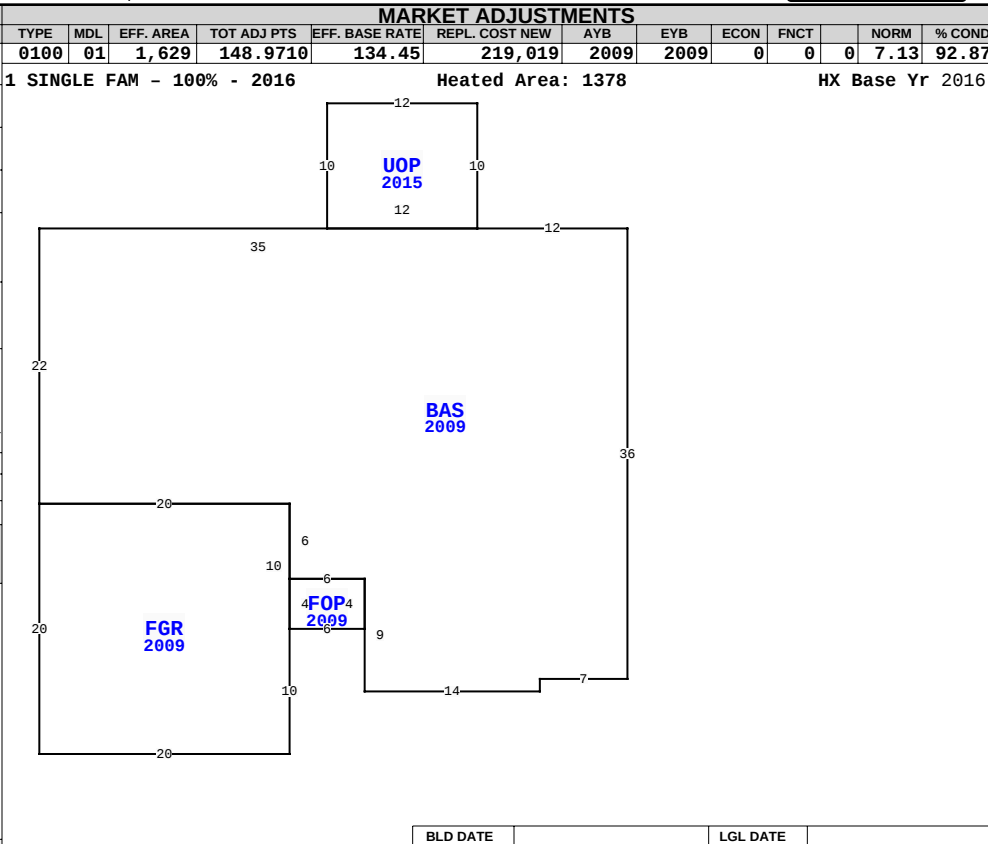
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	20 FACE BRICK 30
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 0 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
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	1,378	100	1,378	172,062
FGR	400	55	220	27,470
FOP	24	30	7	874
UOP	120	20	24	2,997
TOTALS	1,922		1,629	203,403

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,787.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.06	AC	



37262 OLD PINERIDGE RD, HILLIARD											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
										06/13/2023	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			203,403
TOTAL MARKET OB/XF VALUE			7,097
TOTAL LAND VALUE - MARKET			31,800
TOTAL MARKET VALUE			242,300
SOH/AGL Deduction			86,188
ASSESSED VALUE			156,112
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			106,112
TOTAL JUST VALUE			242,300
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22033	CO ISSUED	0	07/07/2009
M14393	MECH OTHER	0	02/01/2009
E21532	ELEC OTHER	3,500	01/01/2009
P13551	NEW CONSTR	0	11/01/2008
R11624	REPAIR/RRF	2,700	10/01/2008
B22033	NEW CONSTR	115,962	10/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1970/1035	3/25/2015	WD Q	I	I	01
GRANTOR: LAND ERIN DEMAREST					SALE PRICE
GRANTEE: WYATT CHRISTINE E &					
1647/1955	10/29/2009	WD Q	I	I	01
GRANTOR: B.Y. FRANKLIN PROPERTY					160,000
GRANTEE: LAND ERIN DEMAREST					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W12 UOP=[YR=2015] N10 W12 S10 E12\$ W35 S22 FGR=[YR=2009] S20 E20 N10 FOP=[YR=2009] E6 N4 W6 S4\$ N10 W20\$ E20 S6 E6 S9 E14 N1 E7 N36\$.											