PT LOT 23
IN OR 2468/735
EX R/W IN OR 1467/1495

JENSEN ELI JOHANNES
37139 PINERIDGE RD
HILLIARD, FL 32046

2023

03-3N-24-2020-0023-0110

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

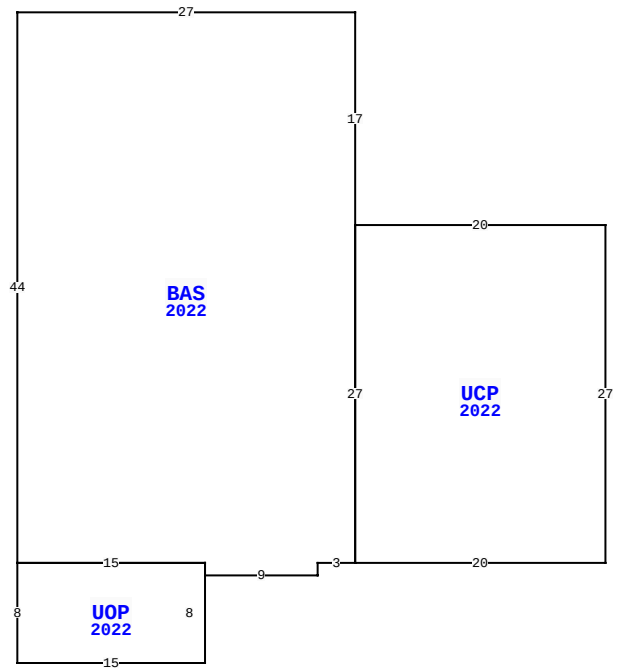
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,197	100	1,197	48,665
UCP	540	20	108	4,391
UOP	120	25	30	1,220
TOTALS	1,857		1,335	54,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,335	121.0000	84.70	113,074	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1197 HX Base Yr



37402 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	54,276
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	84,276
SOH/AGL Deduction	300
ASSESSED VALUE	83,976
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,976
TOTAL JUST VALUE	84,276
NCON VALUE	54,276
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000437	CO ISSUED	0	01/07/2022
3393	HOUSEMVING	0	05/28/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2468/0735	6/04/2021	WD	Q	V	01	45,000
GRANTOR: SMITH MONICA LINETTE						
GRANTEE: JENSEN ELI JOHANNES						
2155/1642	10/26/2017	SW	U	I	11	100
GRANTOR: SMART WANDELLA J GUAR						
GRANTEE: SMITH MONICA LINETT						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W20 BAS=[YR=2022] N17 W27 S44 UOP=[YR=2022] S8 E15 N8 W15$ E15 S1 E9 N1 E3 N27$ S27 E20 N27$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/24/2022 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS