LOT 3
IN OR 1972/1739
ESMTS PT OR 899/471 & 474

ROMAN LENA
37184 LORENA DR
HILLARD, FL 32046

2023

16-3N-24-1270-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

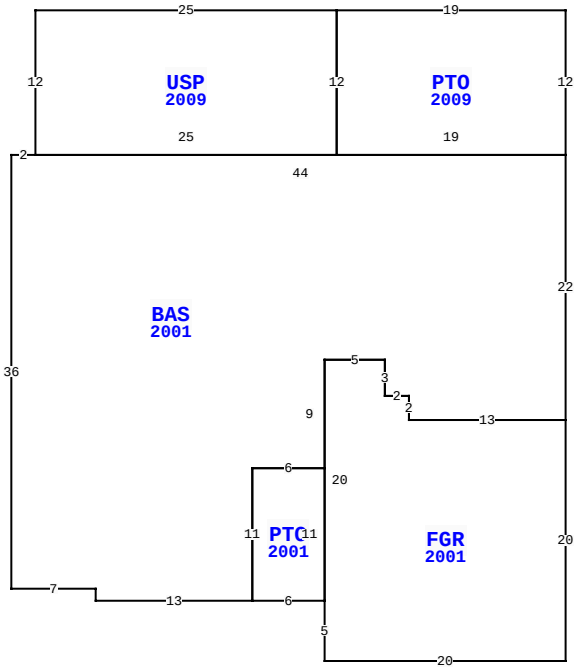
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	137,289
FGR	429	55	236	24,923
PTO	66	5	3	317
PTO	228	5	11	1,162
USP	300	30	90	9,504
TOTALS	2,323		1,640	173,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,640	126.5000	114.17	187,239	2001	2006	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1300 HX Base Yr 2016



37184 LORENA DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,196
TOTAL MARKET OB/XF VALUE		4,973
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		200,169
SOH/AGL Deduction		89,357
ASSESSED VALUE		110,812
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,812
TOTAL JUST VALUE		200,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200225	NEW ROOF	0	10/05/2020
0799	NEW CONSTR	56,000	11/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1972/1739	3/31/2015	WD	Q	I	02	122,000
GRANTOR: ARMSTRONG EDWIN B & A						
GRANTEE: ROMAN LENA						
1935/1417	4/14/2014	QC	U	I	11	100
GRANTOR: STEIGHNER CINDY L						
GRANTEE: STEIGHNER CINDY L &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] W19 USP=[YR=2009] W25 S12 BAS=[YR=2001] W2 S36 E7 S1 E13 PTO=[YR=2001] E6 FGR=[YR=2001] S5 E20 N20 W13 N2 W2 N3 W5 S20$ N11 W6 S11$ N11 E6 N9 E5 S3 E2 S2 E13 N22 W44$ E25 N12$ S12 E19 N12$.

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	0812	CONCRETE C	0	100	0	0	1,372.00	SF	4.00	4.00	100	2001	2001	3	82	4,500	
2	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	2009	2009	3	91	473	

LAND DESCRIPTION

TOTAL OB/XF 4,973

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	000100	C	SFR	100	0006	R2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 01/05/2021 BY TWX Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS