LOT 7
IN OR 1731/1489
LORENA SUB PB 5/313

**BROWN LINDA CATHLENE**
37108 LORENA DRIVE
HILLIARD, FL 32046

**2023**

**16-3N-24-1270-0007-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

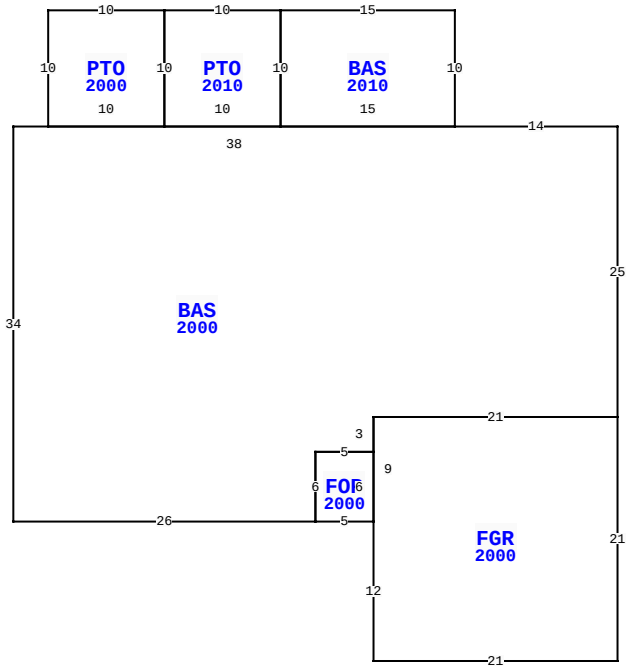
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,549 | 100 | 1,549 | 152,086 |
| BAS | 150 | 100 | 150 | 14,728 |
| FGR | 441 | 55 | 243 | 23,858 |
| FOP | 30 | 30 | 9 | 884 |
| PTO | 100 | 5 | 5 | 491 |
| PTO | 100 | 5 | 5 | 491 |
| TOTALS | 2,370 | | 1,961 | 192,539 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,961 | 121.9000 | 110.01 | 215,730 | 2000 | 2000 | 0 | 0 | 0 | 10.75 | 89.25 |

1 SINGLE FAM – 100% - 2012 Heated Area: 1699 HX Base Yr 2012




37108 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 | | 192,539 |
| TOTAL MARKET OB/XF VALUE | | 4,362 |
| TOTAL LAND VALUE - MARKET | | 22,000 |
| TOTAL MARKET VALUE | | 218,901 |
| SOH/AGL Deduction | | 101,137 |
| ASSESSED VALUE | | 117,764 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 67,764 |
| TOTAL JUST VALUE | | 218,901 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 185,366 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 0304049 | SWIM POOL | 0 | 04/01/2003 |
| 0005055 | NEW CONSTR | 60,192 | 05/23/2000 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1935/1417 | 4/14/2014 | QC | U | I | 11 | 100 |
| GRANTOR: STEIGHNER CINDY L | | | | | | |
| GRANTEE: STEIGHNER CINDY L & | | | | | | |
| 1913/1078 | 4/14/2014 | QC | U | I | 11 | 100 |
| GRANTOR: STEIGHNER CINDY L | | | | | | |
| GRANTEE: STEIGHNER CINDY L & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2000] W14 BAS=[YR=2010] N10 W15 PTO=[YR=2010] W10 PTO=[YR=2000] W10 S10 E10 N10$ S10 E10 N10$S10 E15$ W38 S34 E26 FOP=[YR=2000] E5 FGR=[YR=2000] S12 E21 N21 W21 S9$N6 W5 S6$ N6 E5 N3 E21 N25$.

### 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 | 1,363.00 | SF | 4.00 | 4.00 | 100 | 2000 | 2000 | 3 | 80 | 4,362 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,362

| 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 | 0003 | R2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,000.00 | 22,000.00 | 22,000 | | | | | | | |

REVIEW DATE 01/31/2018 BY TWX Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS