LOT 9
LORENA SUB PB 5/313

WADE TAYLOR M
3770 LORENA
HILLIARD, FL 32046

2023

16-3N-24-1270-0009-0000

BUILDING CHARACTERISTICS

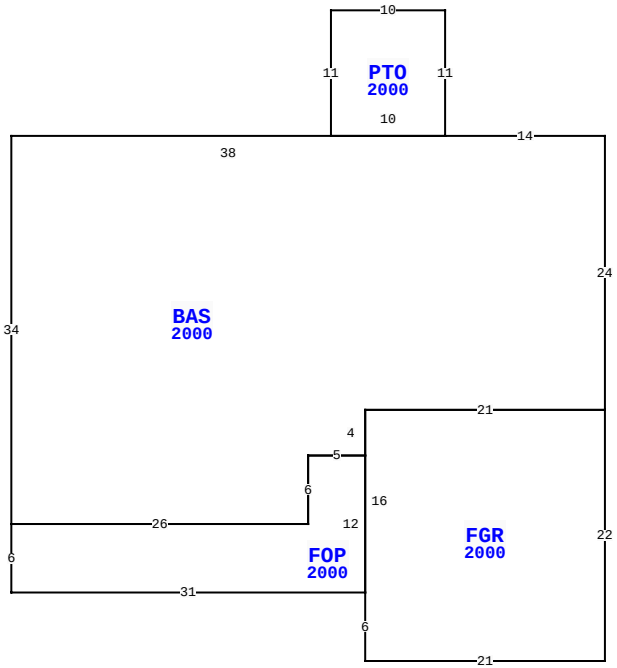
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,528	100	1,528	161,303
FGR	462	55	254	26,814
FOP	216	30	65	6,862
PTO	110	5	6	633
TOTALS	2,316		1,853	195,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,853	120.5890	108.83	201,662	2000	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1528 HX Base Yr 2022



3770 LORENA DR, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		195,612
TOTAL MARKET OB/XF VALUE		3,850
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		221,462
SOH/AGL Deduction		28,265
ASSESSED VALUE		193,197
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,197
TOTAL JUST VALUE		221,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190172	REPAIR/RRF	0	06/05/2019
653	NEW CONSTR	0	02/28/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2321/0077	11/22/2019	WD	Q	I	01	195,000
GRANTOR: HERN JOHN RYAN & HEAT						
GRANTEE: WADE TAYLOR M						
1935/1417	4/14/2014	QC	U	I	11	100
GRANTOR: STEIGHNER CINDY L						
GRANTEE: STEIGHNER CINDY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W14 PTO=[YR=2000] N11 W10 S11 E10$ W38 S34 FOP=[YR=2000] S6 E31 FGR=[YR=2000] S6 E21 N22 W21 S16 $ N12 W5 S6 W26$ E26 N6 E5 N4 E21 N24$.

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	1,203.00	SF	4.00	4.00	100	2000	2000	3	80	3,850	

LAND DESCRIPTION

TOTAL OB/XF 3,850

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 09/27/2019 BY TWX Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS