LOT 10
LORENA SUB PBK 5/313

OATES JAMI T &/NIGHBERT DYLAN J
3752 LORENA DR
HILLIARD, FL 32046

2023

16-3N-24-1270-0010-0000

BUILDING CHARACTERISTICS

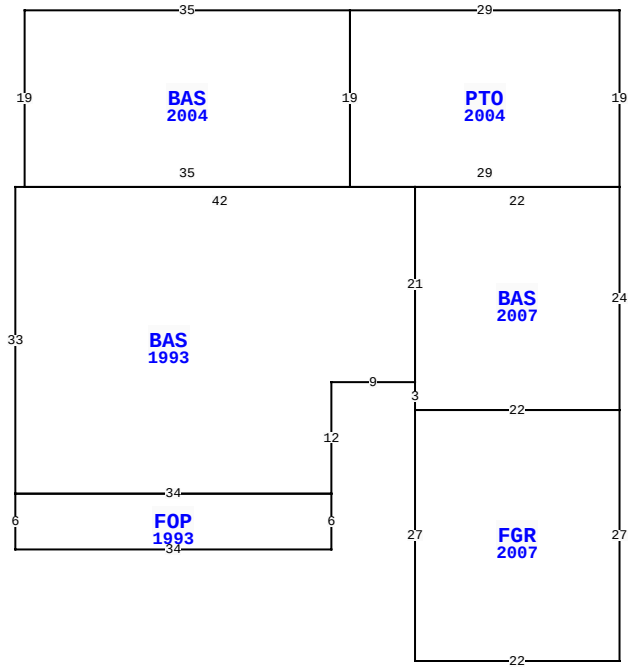
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,311	100	1,311	129,304
BAS	665	100	665	65,589
BAS	528	100	528	52,076
FGR	594	55	327	32,252
FOP	204	30	61	6,016
PTO	551	5	28	2,762
TOTALS	3,853		2,920	287,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,920	123.6664	111.61	325,901	1993	1999	0	0	0	11.63	88.37

1 SINGLE FAM – 100% - 2021 Heated Area: 2504 HX Base Yr 2021



3752 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		287,999
TOTAL MARKET OB/XF VALUE		23,520
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		333,519
SOH/AGL Deduction		88,618
ASSESSED VALUE		244,901
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,901
TOTAL JUST VALUE		333,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0704054	GARAGE	35,000	04/04/2007
9212122	NEW CONSTR	36,000	12/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2262/0476	3/18/2019	WD	Q	I	01	270,000
GRANTOR: STEIGHNER CINDY L & M						
GRANTEE: OATES JAMI T & DYLA						
1935/1417	4/14/2014	QC	U	I	11	100
GRANTOR: STEIGHNER CINDY L						
GRANTEE: STEIGHNER CINDY L &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W29 BAS=[YR=2004] W35 S19 BAS=[YR=1993] W1 S33 FOP=[YR=1993] S6 E34 N6 W34$ E34 N12 E9 BAS=[YR=2007] S3 FGR=[YR=2007] S27 E22 N27 W22$ E22 N24 W22 S21$ N21 W42$ E35 N19$ S19 E29 N19$.

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
2	0811	CONCRETE B	0	100	0	0	895.00	SF	5.20	5.20	100	1993	1993	3	68	3,165	
4	0910	SCRN RM L	0	100	29	19	551.00	SF	15.00	15.00	100	2004	2004	3	24	1,984	
5	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2008	2008	3	56	14,280	
6	0845	KOOL DECK	0	100	0	0	627.00	SF	7.25	7.25	100	2008	2008	3	90	4,091	

LAND DESCRIPTION

TOTAL OB/XF 23,520

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 06/25/2019 BY TW Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS