LOT 16 IN OR 720/1970
LORENA SUB PB 5/313

MICHAELS DONALD E & SARA B
PO BOX 87
HILLIARD, FL 32046-0087

2023

16-3N-24-1270-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

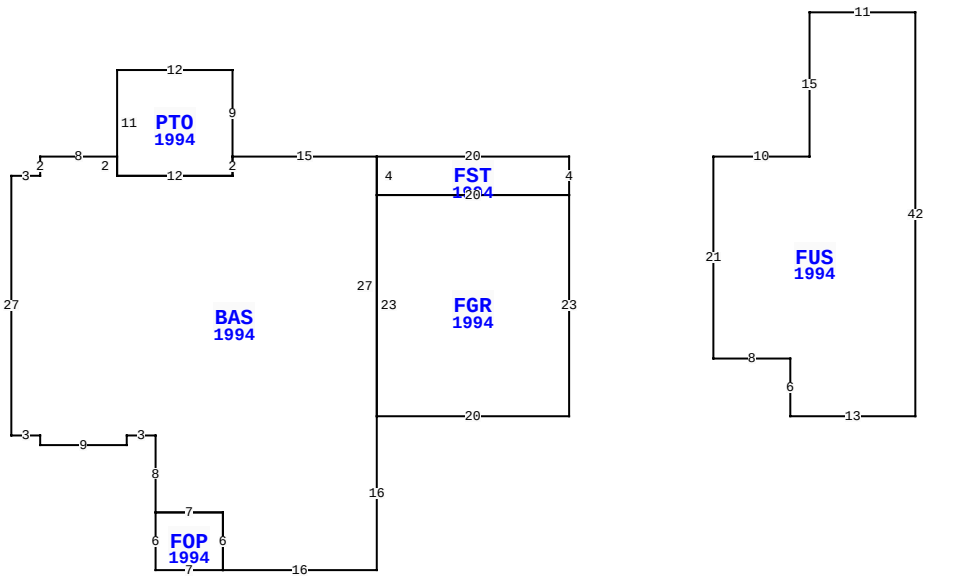
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,361	100	1,361	125,176
FGR	460	55	253	23,269
FOP	42	30	13	1,196
FST	80	55	44	4,047
FUS	684	100	684	62,910
PTO	132	5	7	644
TOTALS	2,759		2,362	217,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,362	125.5478	113.31	267,638	1994	1994	0	0	0	18.83	81.17

1 SINGLE FAM – 100% - 1995 Heated Area: 2045 HX Base Yr 1995



3793 LORENA DR, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		217,242
TOTAL MARKET OB/XF VALUE		4,530
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		243,772
SOH/AGL Deduction		110,626
ASSESSED VALUE		133,146
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,146
TOTAL JUST VALUE		243,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0906065	SWIM POOL	0	06/08/2009
9407103	NEW CONSTR	58,000	07/29/1994

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

FST=[YR=1994] W20 BAS=[YR=1994] W15 PTO=[YR=1994] N9 W12 S11 E12 N2 $ S2 W12 N2 W8 S2 W3 S27 E3 S1 E9 N1 E3 S8 FOP=[YR=1994] S6 E7 N6 W7 $ E7 S6 E16 N16 FGR=[YR=1994] E20 N23 W20 S23 $ N27 $ S4 E20 N4 $ PTR= E15 FUS=[YR=1994] E10 N15 E11 S42 W13 N6 W8 N21 $ W15 $.

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	1,232.00	SF	4.00	4.00	100	1994	1994	3	70	3,450	
2	1242	WD DECK A	0	100	16	15	240.00	SF	10.00	10.00	100	2009	2009	3	45	1,080	

LAND DESCRIPTION

TOTAL OB/XF 4,530

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