LOT 18
IN OR 1960/1207
LORENA SUB PB 5/313

JOHNS BARBARA ANN
406 MC 8052
YELLVILLE, AK 72687

2023

16-3N-24-1270-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

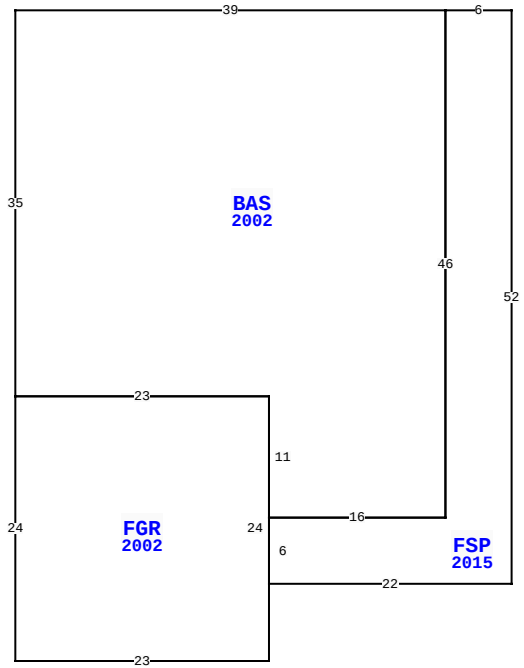
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,541	100	1,541	157,429
FGR	552	55	304	31,056
FSP	408	40	163	16,653
TOTALS	2,501		2,008	205,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,008	121.7160	109.85	220,579	2002	2007	0	0	0	7.00	93.00

1 SINGLE FAM – 0% - 0 Heated Area: 1541 HX Base Yr



37127 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	205,138
TOTAL MARKET OB/XF VALUE	4,419
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	231,557
SOH/AGL Deduction	49,938
ASSESSED VALUE	181,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,619
TOTAL JUST VALUE	231,557
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200273	ROOF	0	12/10/2020
20150022	ADDITION	0	02/26/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1960/1207	1/09/2015	WD	Q	I	01	139,900
GRANTOR: WILSON JEFFREY CHARLE						
GRANTEE: JOHNS BARBARA ANN						
1935/1417	4/14/2014	QC	U	I	11	100
GRANTOR: STEIGHNER CINDY L						
GRANTEE: STEIGHNER CINDY L &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W6 BAS=[YR=2002] W39 S35 FGR=[YR=2002] S24 E23 N24 W23$ E23 S11 E16 N46$ S46 W16 S6 E22 N52$.

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	0	0	0	1,331.00	SF	4.00	4.00	100	2002	2002	3	83	4,419	

LAND DESCRIPTION

TOTAL OB/XF 4,419

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	0	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 03/15/2021 BY TWX Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS