



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,071	100	2,071	244,916
FOP	80	30	24	2,838
USP	384	30	115	13,600
TOTALS	2,535		2,210	261,354

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	15	10	150.00	SF	30.00	30.00	100	1980
2	0810	CONCRETE A	0 100	0	0	196.00	SF	6.50	6.50	100	1982
3	0810	CONCRETE A	0 100	10	9	90.00	SF	6.50	6.50	100	1980
4	1126	CB/STC 8"	0 100	42	8	336.00	SF	8.00	8.00	100	1978

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.25	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,210	105.6440	132.06	291,853	1964	2004	0	0	10.45	89.55
1 SNGL FAM - 100% - 2022											
Heated Area: 2071											
HX Base Yr 2022											
37595 OLD PINERIDGE RD, HILLIARD											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/16/2023 MLU											

L N	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	0940	SHEDS/PORT	0 100	15	10	150.00	SF	30.00	30.00	100	1980	1980	3	20	900	
2	0810	CONCRETE A	0 100	0	0	196.00	SF	6.50	6.50	100	1982	1982	3	38	484	
3	0810	CONCRETE A	0 100	10	9	90.00	SF	6.50	6.50	100	1980	1980	3	32.5	190	
4	1126	CB/STC 8"	0 100	42	8	336.00	SF	8.00	8.00	100	1978	1978	3	29	780	

TOTAL OB/XF											
2,354											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.25	AC	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		277,581	
TOTAL MARKET OB/XF VALUE		2,354	
TOTAL LAND VALUE - MARKET		106,250	
TOTAL MARKET VALUE		386,185	
SOH/AGL Deduction		58,577	
ASSESSED VALUE		327,608	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		277,608	
TOTAL JUST VALUE		386,185	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,707	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003400	NEW ROOF	14,700	03/19/2021
3879	H/AC	3,800	07/29/1991
4334	N/A	17,650	09/01/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2480/0105	7/09/2021	WD	Q	I	01	375,000	
GRANTOR: PBP HOMES INC							
GRANTEE: SIMMONS DONALD W &							
2440/1628	3/01/2021	WD	U	I	37	115,000	
GRANTOR: RFTA PROPERTIES LLC							
GRANTEE: PBP HOMES INC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=2012] W32 S5 BAS=[YR=1993] W32 S35 E37 FOP=[YR=1993] S5 E16 N5 W16\$ E16 S5 E11 N33 W32 N7\$ S7 E32 N12\$.											

SIMMONS DONALD W & GEMMA J
37595 OLD PINERIDGE RD
HILLIARD, FL 32046

03-3N-24-0000-0001-0060

[illegible]