



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	1,420	140,841
FOP	130	30	39	3,868
FST	150	55	82	8,133
FST	400	55	220	21,821

TOTALS	2,100		1,761	174,662
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
2	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00	100	1980
3	0861	POOL GUNIT	0 100	0	0	437.00	SF	85.00	85.00	100	1992
4	0845	KOOL DECK	0 100	0	0	880.00	SF	7.25	7.25	100	1992
5	0811	CONCRETE B	0 100	0	0	834.00	SF	5.20	5.20	100	1992
6	0680	POLE SHED	0 100	60	40	2,400.00	SF	10.00	10.00	100	2021

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	1.93	AC	

REVIEW DATE	07/20/2021	BY	TWX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,761	122.0750	152.59	268,711	1968	1973	0	0	35.00	65.00
1 SNGL FAM - 100% - 2017											
Heated Area: 1420											
HX Base Yr 2017											

37238 PINERIDGE RD, HILLIARD	BLD DATE 03/03/2023 NW	LGL DATE 06/13/2023	MLU
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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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
2	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00	100	1980	1980	3	20	1,728	
3	0861	POOL GUNIT	0 100	0	0	437.00	SF	85.00	85.00	100	1992	1992	3	20	7,429	
4	0845	KOOL DECK	0 100	0	0	880.00	SF	7.25	7.25	100	1992	1992	3	64	4,083	
5	0811	CONCRETE B	0 100	0	0	834.00	SF	5.20	5.20	100	1992	1992	3	64	2,776	
6	0680	POLE SHED	0 100	60	40	2,400.00	SF	10.00	10.00	100	2021	2021	3	95	22,800	

TOTAL OB/XF											
41,056											

Total Acres: 1.93	Total Land Value: 57,900	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		174,662	
TOTAL MARKET OB/XF VALUE		41,056	
TOTAL LAND VALUE - MARKET		57,900	
TOTAL MARKET VALUE		273,618	
SOH/AGL Deduction		121,856	
ASSESSED VALUE		151,762	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		96,762	
TOTAL JUST VALUE		273,618	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		267,165	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002290	NEW ROOF	9,240	02/26/2021
8207	SWIM POOL	12,450	06/29/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2056/1031	4/26/2016	SW	Q	I	01	120,000	
GRANTOR: LSF9 MASTER PARTICIPA							
GRANTEE: STARR GRADY							
2026/0865	2/02/2016	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: LSF9 MASTER PARTICI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W55 S30 E24 FOP=[YR=1993] E26 FST=[YR=2016] E20 N20 FST=[YR=1993] N10 W15 S10E15\$ W20S20\$ N5 W26 S5\$ N5 E26 N15 E5 N10\$.											