PT OF SW1/4 OF SE1/4
IN OR 830/1697
R673789 & R673790 & R673791

JENSEN TIM ALLEN & MELANIE C
37218 PINERIDGE ROAD
HILLIARD, FL 32046

2024

03-3N-24-0000-0006-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

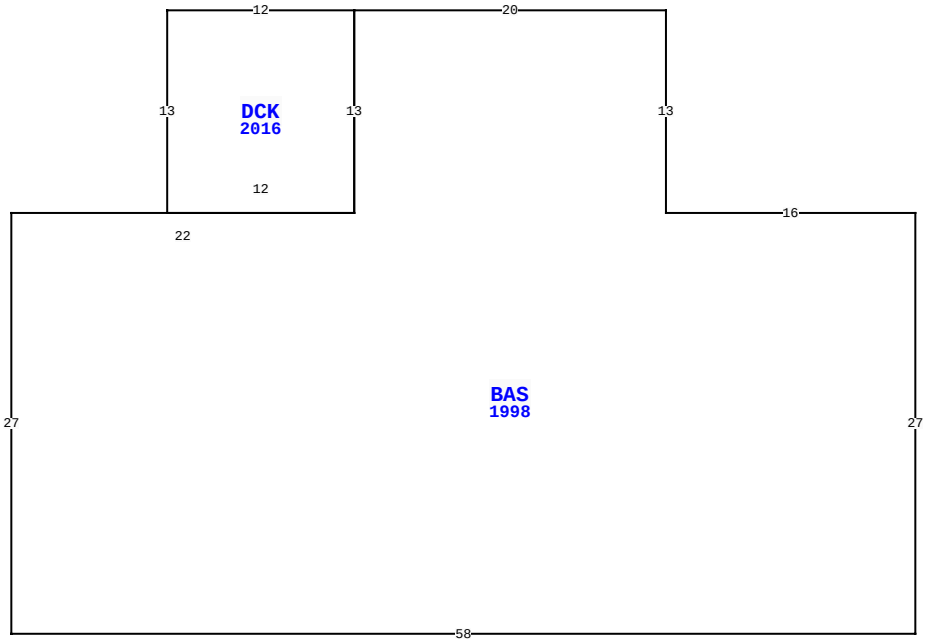
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	1,826	67,642
DCK	156	15	23	852
TOTALS	1,982		1,849	68,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,849	117.6000	88.20	163,082	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 1993 Heated Area: 1826 HX Base Yr 1993



37218 PINERIDGE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		68,494
TOTAL MARKET OB/XF VALUE		10,439
TOTAL LAND VALUE - MARKET		57,900
TOTAL MARKET VALUE		136,833
SOH/AGL Deduction		63,470
ASSESSED VALUE		73,363
TOTAL EXEMPTION VALUE	HX HB	48,363
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702839	CARPORT	24,354	05/04/2017
B1632796	CARPORT	0	08/31/2016
MH982158	MH MOVE-ON	0	04/01/1998
8725	MH MOVE-ON	4,500	10/31/1991
6862	NEW CONSTR	47,040	11/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1243/1022	7/07/2004	WD	U	V	07	100
GRANTOR: JENSEN TIM ALLEN & ME						
GRANTEE: BOARD OF COUNTY COM						
1243/1018	7/07/2004	QC	U	V	07	100
GRANTOR: BOARD OF COUNTY COMMI						
GRANTEE: JENSEN TIM A & MELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W16 N13 W20 DCK=[YR=2016] W12 S13 E12 N13$ S13 W22 S27 E58 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0510	GARAGE WD-	0	100	16	18	288.00	SF	35.00	35.00	100	1998	1998	3	26	2,621	
3	0681	POLE SHED	0	100	16	7	112.00	SF	15.00	15.00	100	1998	1998	3	26	437	
4	0681	POLE SHED	0	100	18	12	216.00	SF	15.00	15.00	100	2013	2013	3	71	2,300	
5	0810	CONCRETE A	0	100	20	18	360.00	SF	6.50	6.50	100	2016	2016	3	96	2,246	

LAND DESCRIPTION

TOTAL OB/XF 10,439

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.93	AC		1.00	1.00	1.00	30,000.00	30,000.00	57,900							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 1.93 Total Land Value: 57,900 Market: 0 Agricultural: 0 Common: 57,900 PRINTED 08/06/2024 BY SYS