

N1/2 OF SW1/4 OF SE1/4 OF
SE1/4 IN OR 2028/234
PARCELS 7-2 & 7-4

ADAMS ROBERT M & MELANIE/
37157 PINERIDGE ROAD
HILLIARD, FL 32046

2024

03-3N-24-0000-0007-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 AL SIDING 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	05	Quality Level 05	
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	1,152	100	1,152	97,202
DKC	88	10	9	759
DKC	165	10	16	1,350
FOP	24	30	7	591
FUS	546	100	546	46,070
STP	28	10	3	253
UGR	572	45	257	21,685
USP	128	30	38	3,206

TOTALS	2,703		2,028	171,116
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EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0812

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,028	115.3460	109.58	222,228	1977	1977	0	0	0	23.00
1 SINGLE FAM - 100% - 2017 Heated Area: 1698 HX Base Yr 2017											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1980	1980	3	46.5	1,628	
2	0812	CONCRETE C	0	100	0	0	1,388.00	SF	4.00	100	1996	1996	3	72	3,997	

LAND DESCRIPTION										TOTAL OB/XF							5,625		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.88	AC		1.00	1.00	1.00	25,000.00	25,000.00	122,000		
REVIEW DATE		01/14/2021		BY		WWA		Total Acres: 4.88		Total Land Value: 122,000		Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		171,116	
TOTAL MARKET OB/XF VALUE		5,625	
TOTAL LAND VALUE - MARKET		122,000	
TOTAL MARKET VALUE		298,741	
SOH/AGL Deduction		138,363	
ASSESSED VALUE		160,378	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		110,378	
TOTAL JUST VALUE		298,741	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,382	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2028/0234	1/28/2016	WD	Q	I	02
					SALE PRICE
					155,000
GRANTOR: HARTLEY TOBI					
GRANTEE: ADAMS ROBERT M & ME					
1665/1016	3/01/2010	WD	Q	I	01
					175,000
GRANTOR: PASQUARELLO KIMBERLY					
GRANTEE: HARTLEY TOBI					

BUILDING NOTES	

BUILDING DIMENSIONS	
UGR=[YR=1993] W14 DCK=[YR=2009] N8 W11 USP=[YR=2009] W16 S8 BAS=[YR=1993] W23 S30E15 DCK=[YR=2010] S3 STP=[YR=2010] S 4 E7 N4 W7\$ E27 N7 W21 FOP=[YR=1993] W6 S4 E6 N4\$ S4W6\$ N4 E27 N26 W19\$ E16 N8\$ S8 E11\$ W8 S26 E22 N26\$ PTR=N25 FUS=[YR=1993] N13 W42 S13 E42\$ S25\$.	