PT OF SE1/4 OF SE1/4
IN OR 2629/1066
EX R/W OR 1243/1038

KIRKUS NICOLAS N
37219 PINERIDGE ROAD
HILLIARD, FL 32046

2024

03-3N-24-0000-0007-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

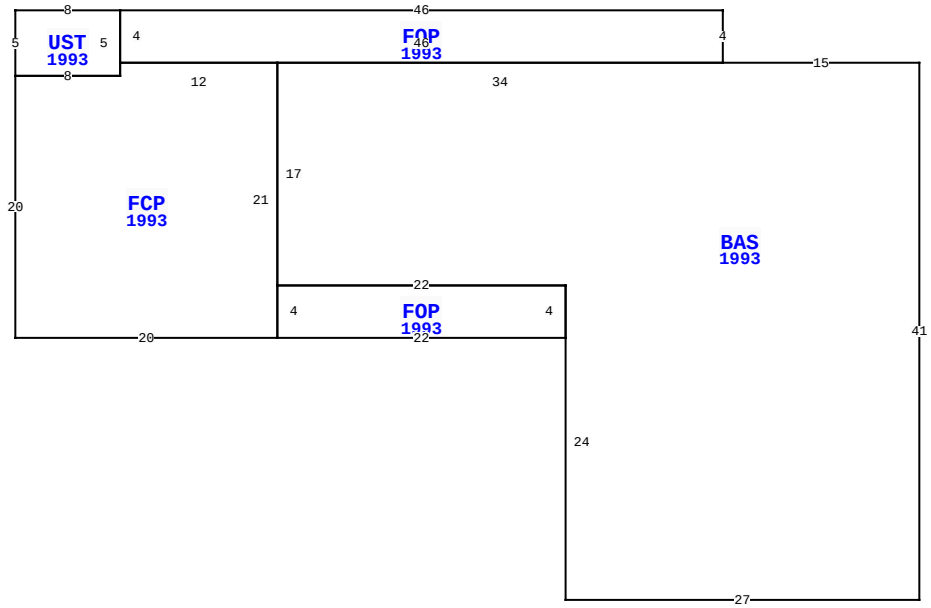
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,481	100	1,481	175,185
FCP	412	25	103	12,183
FOP	88	30	26	3,075
FOP	184	30	55	6,506
UST	40	45	18	2,129
TOTALS	2,205		1,683	199,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,683	148.2350	140.82	237,000	1965	2005	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1481 HX Base Yr 2024



37219 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		199,080
TOTAL MARKET OB/XF VALUE		7,002
TOTAL LAND VALUE - MARKET		68,700
TOTAL MARKET VALUE		274,782
SOH/AGL Deduction		105,626
ASSESSED VALUE		169,156
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,156
TOTAL JUST VALUE		274,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012422	SHINGLES	13,600	09/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/1066	4/03/2023	WD	Q	I	01	365,000
GRANTOR: HICKOX BRENDA A & EPH						
GRANTEE: KIRKUS NICOLAS N						
2253/0298	1/31/2019	WD	Q	I	01	192,000
GRANTOR: WATTS FRANK C & ANNA						
GRANTEE: HICKOX BRENDA A & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FOP=[YR=1993] N4 W46 UST=[YR=1993] W8 S5 FCP=[YR=1993] S20 E20 FOP=[YR=1993] E22 N4 W22 S4$ N21 W12 S1 W8$ E8 N5$ S4 E46$ W34 S17 E22 S24 E27 N41$.

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	0510	GARAGE WD-	0	100	20	24	480.00	SF	23.45	23.45	100	1984	1984	3	20	2,251	
2	0812	CONCRETE C	0	100	0	0	1,212.00	SF	4.00	4.00	100	2019	2019	3	98	4,751	

LAND DESCRIPTION

TOTAL OB/XF 7,002

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	0006	OR	0.00	0.00	2.29	AC		1.00	1.00	1.00	30,000.00	30,000.00	68,700							

REVIEW DATE 03/13/2024 BY WWA Total Acres: 2.29 Total Land Value: 68,700 Market: 0 Agricultural: 0 Common: 68,700 PRINTED 08/06/2024 BY SYS