IN OR 838/324
EX R/W PT OR 1243/1062

PERKINS LARY L & KAREN D
37281 PINERIDGE RD
HILLIARD, FL 32046-6451

2024

03-3N-24-0000-0007-0070

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 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

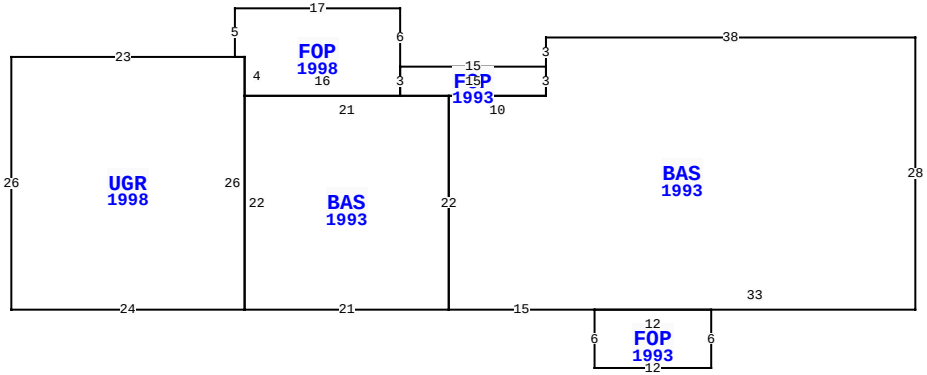
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100	462	40,422
BAS	1,284	100	1,284	112,343
FOP	45	30	14	1,225
FOP	72	30	22	1,925
FOP	149	30	45	3,937
UGR	624	45	281	24,586
TOTALS	2,636		2,108	184,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,108	109.3680	136.71	288,185	1963	1971	0	0	0	36.00	64.00

1 SNGL FAM – 100% - 1999 Heated Area: 1746 HX Base Yr 1999



37281 PINERIDGE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	01/01/2019 KB

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,438
TOTAL MARKET OB/XF VALUE		13,629
TOTAL LAND VALUE - MARKET		136,780
TOTAL MARKET VALUE		230,054
SOH/AGL Deduction		114,628
ASSESSED VALUE		115,426
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,426
TOTAL JUST VALUE		334,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0838/0324	6/18/1998	WD	Q	I		130,000
GRANTOR: SOUTHWELL F KEITH & P						
GRANTEE: PERKINGS LARY & KAR						
0685/1808	8/03/1993	WD	U	I	07	100
GRANTOR: TAYLOR PHILLIP & P J						
GRANTEE: SOUTHWELL F KEITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S3 FOP=[YR=1993] W15 FOP=[YR=1998] N6 W17 S5 UGR=[YR=1998] W23 S26 E24 BAS=[YR=1993] E21 N22 W21 S22$ N26 W1$ E1 S4 E16 N3$ S3 E15 N3$ S3 W10 S22 E15 FOP=[YR=1993] S6 E12 N6 W12$ E33 N28 $.

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	1980	1980	3	46.5	1,628	
2	0510	GARAGE WD-	0	100	14	28	392.00	SF	35.00	35.00	100	1950	1950	3	20	2,744	
3	0681	POLE SHED	0	100	12	28	336.00	SF	15.00	15.00	100	1950	1950	3	20	1,008	
4	0510	GARAGE WD-	0	100	18	22	396.00	SF	35.00	35.00	100	1960	1960	3	20	2,772	
5	0350	CARPORT WD	0	100	10	22	220.00	SF	13.00	13.00	100	1970	1970	3	20	572	
6	0812	CONCRETE C	0	100	0	0	1,624.00	SF	4.00	4.00	100	1990	1990	3	59.5	3,865	
7	0300	BOAT DCK W	0	100	0	0	130.00	SF	20.00	20.00	100	2005	2005	3	40	1,040	

LAND DESCRIPTION

TOTAL OB/XF 13,629

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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	4.62	AC		1.00	1.00	1.00	415.00	415.00	1,917							
3	005970	A	AGRI-POND	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	70.00	70.00	70							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	5.62	AC		1.00	1.00	1.00	19,000.00	19,000.00	106,780							

REVIEW DATE 06/09/2020 BY TWA Total Acres: 6.62 Total Land Value: 31,987 Market: 106,780 Agricultural: 1,987 Common: 30,000 PRINTED 08/06/2024 BY SYS