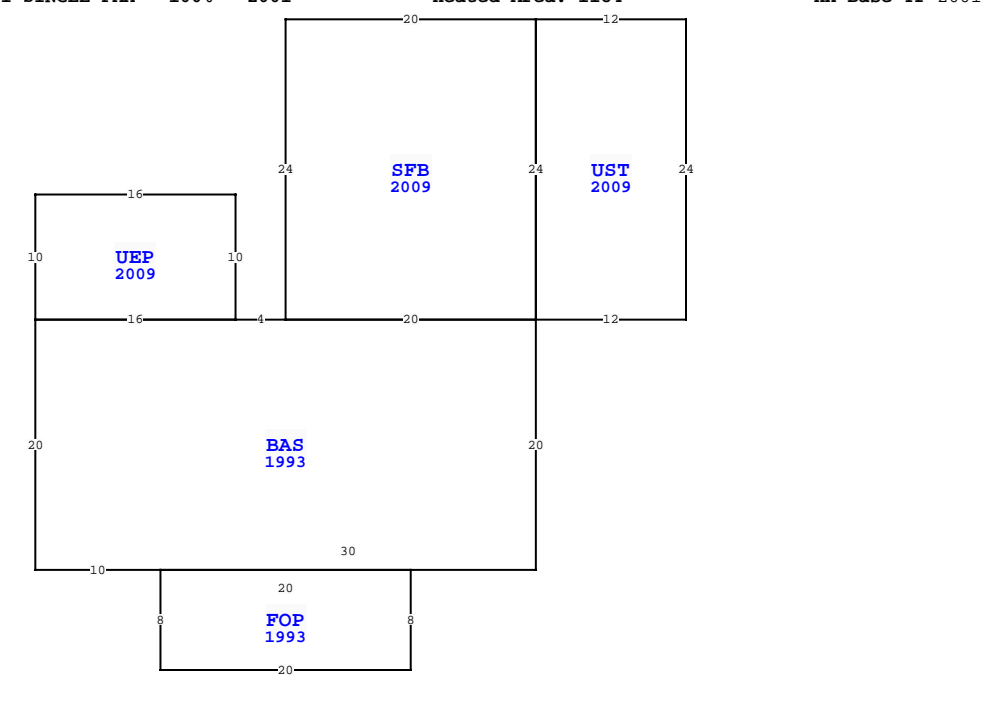


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
Air Condition	01 NONE 100
Heating Type	02 CONVECTION 100
Bedrooms	2 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,458	99.9600	94.96	138,452	1982	1987	0	0	0	16.25	83.75



Quality	03 Quality Level 03			
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	800	100	800	63,623
FOP	160	30	48	3,817
SFB	480	80	384	30,539
UEP	160	60	96	7,635
UST	288	45	130	10,339
TOTALS	1,888		1,458	115,954

37219 OLD PINERIDGE RD, HILLIARD

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

EXTRA FEATURES																
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	0940	SHEDS/PORT	0	100	10	24		SF	20.10	100	1985	1985	3	20	965	

TOTAL OB/XF 965

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	OR	180.00	163.00	0.67	AC		1.00	1.00	1.25	30,000.00	37,500.00	25,125							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			115,954
TOTAL MARKET OB/XF VALUE			965
TOTAL LAND VALUE - MARKET			25,125
TOTAL MARKET VALUE			142,044
SOH/AGL Deduction			60,720
ASSESSED VALUE			81,324
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			31,324
TOTAL JUST VALUE			142,044
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			136,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005236	REPAIR/RRF	9,500	06/17/2020
20004925	REPAIR/RRF	9,500	06/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2295/0001	7/19/2019	QC	U	I	11	100

GRANTOR: DOWIE SEAN WILLIAM &
 GRANTEE: DOWIE AMANDA RENEE
 0910/1124 12/07/1999 WD Q I 54,000
 GRANTOR: NELSON SANDRA A
 GRANTEE: DOWIE SEAN W & AMAN

BUILDING NOTES

BUILDING DIMENSIONS
UST=[YR=2009] W12 SFB=[YR=2009] W20 S24 BAS=[YR=1993] W4 UEP=[YR=2009] N10 W16 S10 E16\$ W16 S20 E10 FOP=[YR=1993] S8 E20 N8 W20\$ E30 N20 W20\$ E20 N24\$S24 E12 N24\$.