

LOT 3
IN OR 1972/1739
ESMTS PT OR 899/471 & 474

ROMAN LENA
37184 LORENA DR
HILLARD, FL 32046

2024

16-3N-24-1270-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	146,606
FGR	429	55	236	26,615
PTO	66	5	3	339
PTO	228	5	11	1,240
USP	300	30	90	10,149
TOTALS	2,323		1,640	184,949

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	0	1,372.00	SF	4.00	4.00	100	2001
2	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	2009

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
1	000100	C	SFR	100	0006	R-2	0.00	0.00	1.00	LT		1.00

REVIEW DATE 01/05/2021 BY TWX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,640	129.0300	122.58	201,031	2001	2006	0	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2016 Heated Area: 1300 HX Base Yr 2016												

37184 LORENA DR, HILLIARD					BLD DATE		LGL DATE			
					XF DATE		LAND DATE			
					INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1, 372.00	SF	4.00	4.00	100	2001	2001	3	80	4, 390	
80.00	SF	6.50	6.50	100	2009	2009	3	90	468	

TOTAL OB/XF												
4,858												

Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY												
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VALUATION SUMMARY												
VALUATION BY STANDARD												
Tax Group: 3 Tax Dist:												
BUILDING MARKET VALUE 184,949												
TOTAL MARKET OB/XF VALUE 4,858												
TOTAL LAND VALUE - MARKET 22,000												
TOTAL MARKET VALUE 211,807												
SOH/AGL Deduction 97,671												
ASSESSED VALUE 114,136												
TOTAL EXEMPTION VALUE HX HB 50,000												
BASE TAXABLE VALUE 64,136												
TOTAL JUST VALUE 211,807												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 200,169												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200225	NEW ROOF	0	10/05/2020
0799	NEW CONSTR	56,000	11/07/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1972/1739	3/31/2015	WD	Q	I	02	122,000	
GRANTOR: ARMSTRONG EDWIN B & A							
GRANTEE: ROMAN LENA							
1935/1417	4/14/2014	QC	U	I	11	100	
GRANTOR: STEIGHNER CINDY L							
GRANTEE: STEIGHNER CINDY L &							

BUILDING NOTES												
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BUILDING DIMENSIONS												
PTO=[YR=2009] W19 USP=[YR=2009] W25 S12 BAS=[YR=2001] W2 S36 E7 S1 E13 PTO=[YR=2001] E6 FGR=[YR=2001] S5 E20 N20 W13 N2 W2 N3 W5 S20\$ N11 W6 S11\$ N11 E6 N9 E5 S3 E2 S2 E13 N22 W44\$ E25 N12\$ S12 E19 N12\$.												

Common: 22,000 PRINTED 08/06/2024 BY SYS