



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 60		
Interior Floor	14	CARPET 40		
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	1,528	100	1,528	168,921
FGR	462	55	254	28,080
FOP	216	30	65	7,185
PTO	110	5	6	663
TOTALS	2,316		1,853	204,850

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,853	120.5890	114.56	212,280	2000	2015	0	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2022						Heated Area: 1528			HX Base Yr 2022			
Diagram illustrating the layout and dimensions of the property. The main area is labeled BAS 2000. The attached area at the top is labeled PTO 2000. The attached area at the bottom right is labeled FGR 2000. The small area at the bottom is labeled FOP 2000. Dimensions are provided for each area and the overall lot.												
3770 LORENA DR, HILLIARD												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE										204,850		
TOTAL MARKET OB/XF VALUE										3,801		
TOTAL LAND VALUE - MARKET										22,000		
TOTAL MARKET VALUE										230,651		
SOH/AGL Deduction										31,658		
ASSESSED VALUE										198,993		
TOTAL EXEMPTION VALUE					HX HB		50,000					
BASE TAXABLE VALUE										148,993		
TOTAL JUST VALUE										230,651		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										221,462		
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