LOT 11
IN OR 831 PG 945
LORENA SUB PB 5/313

CASSITY WENDELL & JANET
3734 LORENA DR
HILLIARD, FL 32046

2024

16-3N-24-1270-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

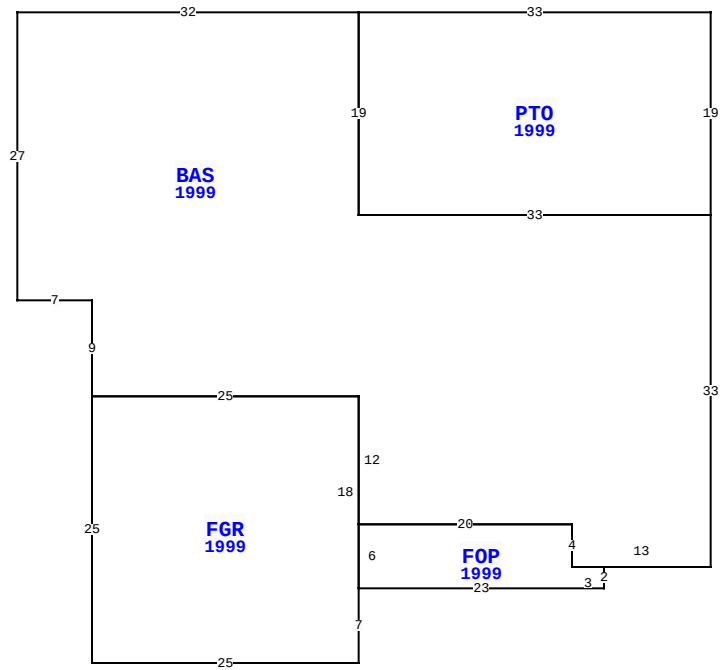
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,098	100	2,098	216,524
FGR	625	55	344	35,503
FOP	126	30	38	3,922
PTO	627	5	31	3,200
TOTALS	3,476		2,511	259,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,511	132.4800	125.86	316,034	1999	1999	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2000 Heated Area: 2098 HX Base Yr 2000



3734 LORENA DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		259,148
TOTAL MARKET OB/XF VALUE		6,966
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		288,114
SOH/AGL Deduction		132,212
ASSESSED VALUE		155,902
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,902
TOTAL JUST VALUE		288,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9904062	NEW CONSTR	113,000	04/29/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1935/1417	4/14/2014	QC	U	I	11	100
GRANTOR: STEIGHNER CINDY L						
GRANTEE: STEIGHNER CINDY L &						
1913/1078	4/14/2014	QC	U	I	11	100
GRANTOR: STEIGHNER CINDY L						
GRANTEE: STEIGHNER CINDY L &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1999] W33 BAS=[YR=1999] W32 S27 E7 S9 FGR=[YR=1999] S25 E25 N7 FOP=[YR=1999] E23 N2 W3 N4 W20 S6 $ N18 W25 $ E25 S12 E20 S4 E13 N33 W33 N19 $ S19 E33 N19 $.

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	0812	CONCRETE C	0	100	0	0	1,529.00	SF	4.00	4.00	100	1999	1999	3	77	4,709	
2	0910	SCRN RM L	0	100	33	19	627.00	SF	15.00	15.00	100	2005	2005	3	24	2,257	

LAND DESCRIPTION

TOTAL OB/XF 6,966

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	000100	C	SFR	100	0006	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/06/2024 BY SYS