IN OR 1670/970
EX ESMT OR 928/1851

REED HUBERT E
37610 PINERIDGE DRIVE
HILLIARD, FL 32046

2025

03-3N-24-0000-0001-0030

BUILDING CHARACTERISTICS

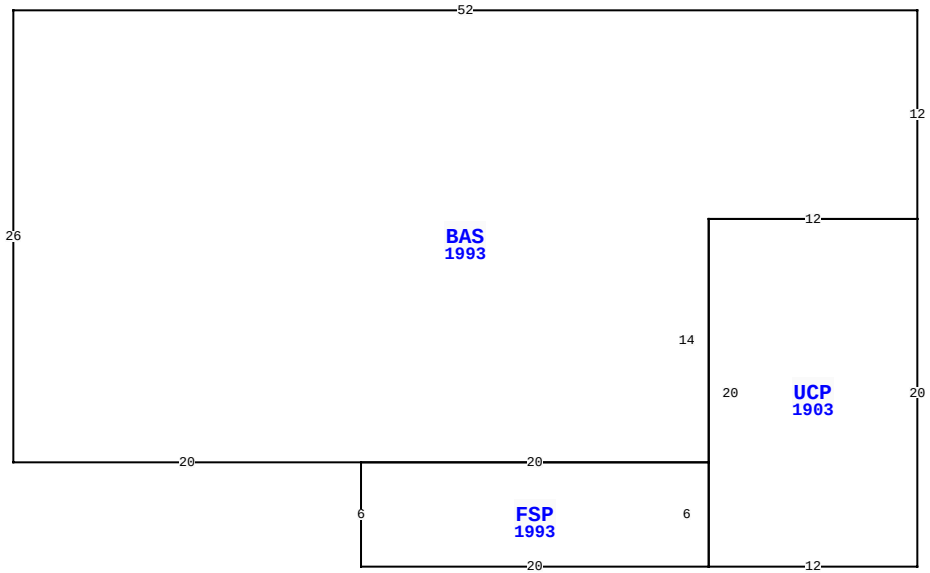
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	1993	1,184	104,081
FSP	120	40	1993	48	4,220
UCP	240	20	1903	48	4,220
TOTALS	1,544			1,280	112,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,280	109.2000	109.20	139,776	1962	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 0 Heated Area: 1184 HX Base Yr



37572 PINERIDGE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

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	0910	SCRN RM L	0	0	13	11	143.00	SF	15.00	15.00	100	1990	1990	3	20	429	
2	0350	CARPORT WD	0	0	24	11	264.00	SF	8.58	8.58	100	1990	1990	3	20	453	
3	0511	GARAGE CB-	0	0	19	14	266.00	SF	40.00	40.00	100	1980	1980	3	30	3,192	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	112,520
TOTAL MARKET OB/XF VALUE	4,074
TOTAL LAND VALUE - MARKET	42,750
TOTAL MARKET VALUE	159,344
SOH/AGL Deduction	18,439
ASSESSED VALUE	140,905
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,905
TOTAL JUST VALUE	159,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1670/0970	4/02/2010	WD	U	I	11	100
GRANTOR: REED JOHN J						
GRANTEE: REED HUBERT E						
1670/0968	12/10/2009	WD	U	I	11	100
GRANTOR: SWEARINGEN ALISHA						
GRANTEE: REED HUBERT E & JOH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S26 E20 FSP=[YR=1993] S6 E20 UCP=[YR=1903] E12 N20 W12 S20$ N6 W20$ E20 N14 E12 N12$.

LAND DESCRIPTION

TOTAL OB/XF 4,074

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	RES	0	0006	OR	0.00	0.00	0.95	AC		1.00	1.00	1.00	45,000.00	45,000.00	42,750							

REVIEW DATE 09/18/2019 BY TWA Total Acres: 0.95 Total Land Value: 42,750 Market: 0 Agricultural: 0 Common: 42,750 PRINTED 07/30/2025 BY SYS