

PT NE 1/4 OF SW 1/4 OF
SEC 03-3N-24E IN OR 2005/761
(EX R/W OR 951/976 & EX 5-2)

VALLERCHAMP PATRICK & TIFFANY
37533 OLD PINERIDGE RD
HILLIARD, FL 32046

2025

03-3N-24-0000-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	

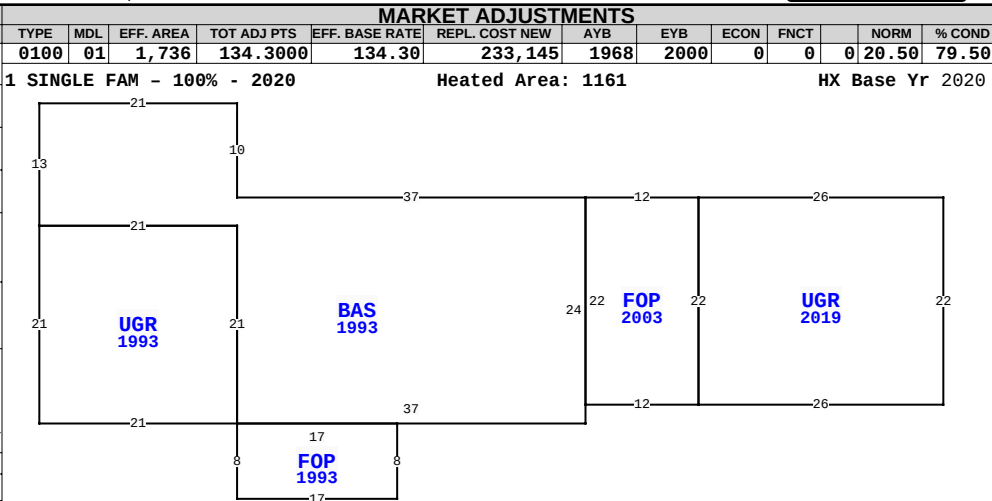
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,161	100	1993	1,161	123,958
FOP	136	30	1993	41	4,377
FOP	264	30	2003	79	8,435
UGR	441	45	1993	198	21,140
UGR	572	45	2019	257	27,439

TOTALS	2,574			1,736	185,350
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	615.00	SF	5.20
2	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00
3	0351	CARPORT MT	0	100	30	22	660.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	0.58

REVIEW DATE	08/04/2021	BY	TWA
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37533 OLD PINERIDGE RD, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/21/2025	MLU
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,736	134.3000	134.30	233,145	1968	2000	0	0	20.50	79.50

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	185,350
TOTAL MARKET OB/XF VALUE	6,675
TOTAL LAND VALUE - MARKET	39,150
TOTAL MARKET VALUE	231,175
SOH/AGL Deduction	71,966
ASSESSED VALUE	159,209
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	108,487
TOTAL JUST VALUE	231,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2005/0761	9/25/2015	WD	Q	I	01	144,000
GRANTOR: JOHNSON JASON BOYD &						
GRANTEE: VALLERCHAMP PATRICK						
1950/0345	11/05/2014	QC	U	I	11	28,000
GRANTOR: OLD PINERIDGE LAND TR						
GRANTEE: JOHNSON JASON BOYD						

BUILDING NOTES									

BUILDING DIMENSIONS									
UGR=[YR=2019] W26 FOP=[YR=2003] W12 BAS=[YR=1993] W37 N10 W21 S13 UGR=[YR=1993] S21 E21 N21 W21\$ E21 S21 FOP=[YR=1993] S8 E17 N8W17\$ E37 N24\$ S22 E12 N22\$ S22 E26 N22\$.									

TOTAL OB/XF 6,675

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	OR	0.00	0.00	0.58	AC		1.00	1.00	1.50	45,000.00	67,500.00	39,150

Market:	0	Agricultural:	0	Common:	39,150
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