



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,420	100	1993	1,420	147,588
FOP	130	30	1993	39	4,053
FST	150	55	1993	82	8,522
FST	400	55	2016	220	22,866
TOTALS	2,100			1,761	183,030

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00
3	0861	POOL GUNIT	0	100	0	0	437.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	880.00	SF	7.25
5	0811	CONCRETE B	0	100	0	0	834.00	SF	5.20
6	0680	POLE SHED	0	100	60	40	2,400.00	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	1.93

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,761	122.0750	161.14	283,768	1968	1973	0	0
1 SNGL FAM - 100% - 2017									
Heated Area: 1420									
HX Base Yr 2017									

37238 PINERIDGE RD, HILLIARD									
BLD DATE 03/03/2023 NW LGL DATE 05/21/2025 MLU									
XF DATE									
INC DATE									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			183,030
TOTAL MARKET OB/XF VALUE			40,292
TOTAL LAND VALUE - MARKET			86,850
TOTAL MARKET VALUE			310,172
SOH/AGL Deduction			154,009
ASSESSED VALUE			156,163
TOTAL EXEMPTION VALUE			55,722
BASE TAXABLE VALUE			100,441
TOTAL JUST VALUE			310,172
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002290	NEW ROOF	9,240	02/26/2021
8207	SWIM POOL	12,450	06/29/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2056/1031	4/26/2016	SW	Q	I	01
GRANTOR: LSF9 MASTER PARTICIPA					
GRANTEE: STARR GRADY					
2026/0865	2/02/2016	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: LSF9 MASTER PARTICI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W55 S30 E24 FOP=[YR=1993] E26 FST=[YR=2016] E20 N20 FST=[YR=1993] N10 W15 S10E15\$ W20S20\$ N5 W26 S5\$ N5 E26 N15 E5 N10\$.									