PT OF SE1/4 OF SE1/4
PT OR 1216/1197 EX 7-6

ROBINETTE SCOTT & MELISA
37243 PINERIDGE ROAD
HILLIARD, FL 32046

2025

03-3N-24-0000-0007-0010

BUILDING CHARACTERISTICS

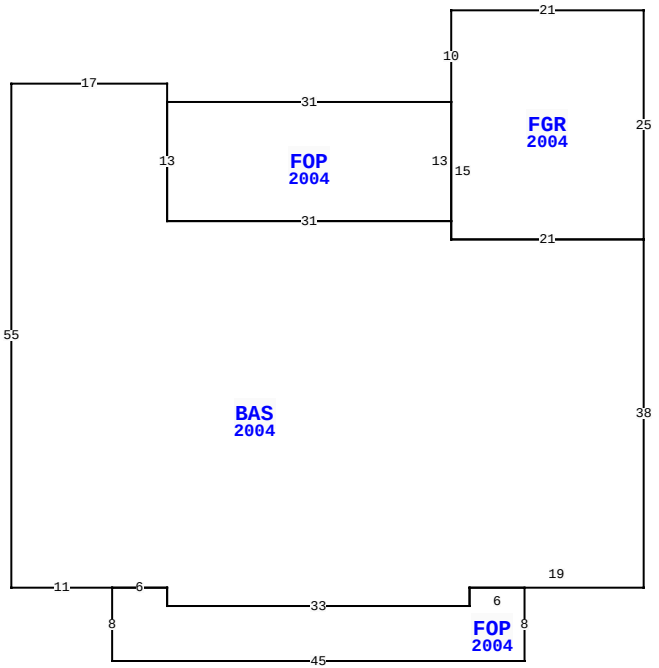
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	3,039	100	2004	3,039	325,960
FGR	525	55	2004	289	30,998
FOP	294	30	2004	88	9,439
FOP	403	30	2004	121	12,979
TOTALS	4,261			3,537	379,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,537	95.0130	125.42	443,611	2004	2004	0	0	0	14.48	85.52

1 SNGL FAM – 100% - 0 Heated Area: 3039 HX Base Yr 2005



37243 PINERIDGE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/18/2024 DC

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	0300	BOAT DCK W	0	100	30	12	360.00	SF	40.00	40.00	100	2006	2006	3	40	5,760	
2	1242	WD DECK A	0	100	30	16	480.00	SF	10.00	10.00	100	2006	2006	3	24	1,152	
3	0811	CONCRETE B	0	100	26	20	520.00	SF	5.20	5.20	100	2006	2006	3	86	2,325	
4	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	
5	0681	POLE SHED	0	100	10	9	90.00	SF	15.00	15.00	100	2000	2000	3	27	365	
6	0861	POOL GUNIT	0	100	0	0	416.00	SF	85.00	85.00	100	2017	2017	3	81	28,642	
7	0855	CONC PAVER	0	100	0	0	1,622.00	SF	10.00	10.00	100	2017	2017	3	96	15,571	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		379,376
TOTAL MARKET OB/XF VALUE		54,535
TOTAL LAND VALUE - MARKET		53,850
TOTAL MARKET VALUE		487,761
SOH/AGL Deduction		216,270
ASSESSED VALUE		271,491
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,769
TOTAL JUST VALUE		487,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633398	SWIM POOL	24,000	11/01/2016
B0311745	NEW CONSTR	218,565	09/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0535/0292	1/21/1988	WD	U	I	11	45,000
GRANTOR: HODGE JERRY W						
GRANTEE: TAYLOR PHILLIP E						
0056/0123	1/01/1965	TA	U	V		3,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W21 S10 FOP=[YR=2004] W31 BAS=[YR=2004] N2 W17 S55 E11 FOP=[YR=2004] S8 E45 N8 W6 S2 W33 N2 W6 $ E6 S2 E33 N2 E19 N38 W21 N2 W31 N13 $ S13 E31 N13 $ S15 E21 N25 $.

LAND DESCRIPTION

TOTAL OB/XF 54,535

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	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	RES	100		OR			0.18	AC		1.00	1.00	1.00	45,000.00	45,000.00	8,100							
3	009530	C	POND	100		OR	0.00	0.00	0.30	AC		1.00	1.00	1.00	2,500.00	2,500.00	750							

REVIEW DATE 04/24/2025 BY WW Total Acres: 1.48 Total Land Value: 53,850 Market: 0 Agricultural: 0 Common: 53,850 PRINTED 07/30/2025 BY SYS