PT OF LOTS 23 & 24 N OF RD
IN OR 1910/566
EX R/W OR 908/789

TOY MATTHEW T & ROBIN H
37216 OLD PINERIDGE ROAD
HILLIARD, FL 32046

2025

03-3N-24-2020-0023-0020

BUILDING CHARACTERISTICS

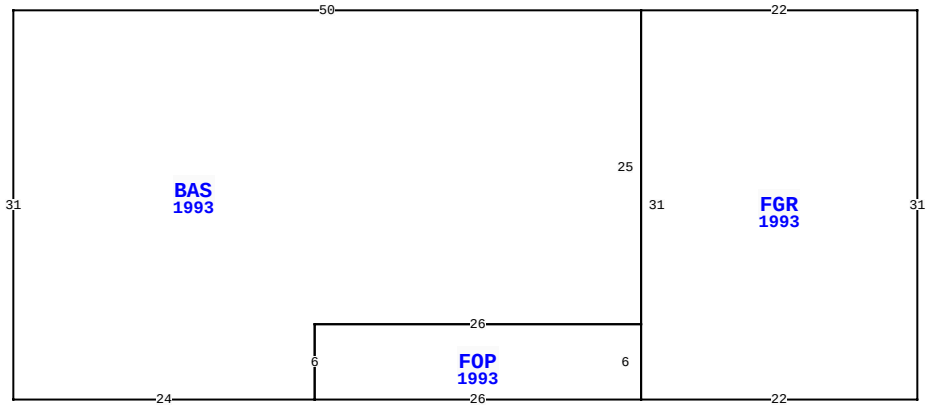
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	10	TERRAZZO 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,394	100	1993	1,394	121,721
FGR	682	55	1993	375	32,745
FOP	156	30	1993	47	4,104
TOTALS	2,232			1,816	158,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,816	132.3000	132.30	240,257	1969	1976	0	0	0	34.00	66.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1394 HX Base Yr 2015



37216 OLD PINERIDGE RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		158,570
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		87,750
TOTAL MARKET VALUE		246,320
SOH/AGL Deduction		112,398
ASSESSED VALUE		133,922
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,200
TOTAL JUST VALUE		246,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1910/0566	3/31/2014	WD	U	I	38	94,000
GRANTOR: WHITTEMORE JOHN J & V						
GRANTEE: TOY MATTHEW T & ROB						
1446/1482	9/22/2006	WD	Q	I		187,000
GRANTOR: NETTLES DOROTHY L L/E						
GRANTEE: WHITTEMORE JOHN J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S31 E24 FOP=[YR=1993] E26 FGR=[YR=1993] E22 N31 W22 S31$ N6W26 S6$ N6 E26 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.95	AC		1.00	1.00	1.00	45,000.00	45,000.00	87,750							

REVIEW DATE 09/18/2019 BY TWA Total Acres: 1.95 Total Land Value: 87,750 Market: 0 Agricultural: 0 Common: 87,750 PRINTED 07/30/2025 BY SYS