

PT OF LOTS 23 & 24 S OF RD
IN OR 2508/1334
EX R/W IN OR 908/791

NUNN MARY E L/E/
37273 OLD PINERIDGE RD
HILLIARD, FL 32046

2025

03-3N-24-2020-0023-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,877	100	1993	1,877	206,703
FGR	462	55	1993	254	27,971
FOP	70	30	1993	21	2,313
FSP	160	40	1993	64	7,048

TOTALS	2,569			2,216	244,035
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	0	0	336.00	SF	35.00
2	0510	GARAGE WD-	0	100	0	0	400.00	SF	35.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	1242	WD DECK A	0	100	6	12	72.00	SF	10.00
5	0820	WOOD WALK	0	100	2	65	130.00	SF	11.75
6	0812	CONCRETE C	0	100	0	0	2,149.00	SF	4.00
7	0681	POLE SHED	0	100	5	10	50.00	SF	15.00

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	1.41

REVIEW DATE	06/09/2020	BY	TWA
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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
0900	01	2,216	103.6350	136.80	303,149	1980	1985	0	0	19.50	80.50
1 SNGL FAM - 100% - 0											
Heated Area: 1877											
HX Base Yr 1981											

37273 OLD PINERIDGE RD, HILLIARD	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0510	GARAGE WD-	0	100	0	0	336.00	SF	35.00	35.00	100	1969	1969	3	20	2,352	
2	0510	GARAGE WD-	0	100	0	0	400.00	SF	35.00	35.00	100	1969	1969	3	20	2,800	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
4	1242	WD DECK A	0	100	6	12	72.00	SF	10.00	10.00	100	1985	1985	3	20	144	
5	0820	WOOD WALK	0	100	2	65	130.00	SF	11.75	11.75	100	1985	1985	3	40	611	
6	0812	CONCRETE C	0	100	0	0	2,149.00	SF	4.00	4.00	100	1980	1980	3	30	2,579	
7	0681	POLE SHED	0	100	5	10	50.00	SF	15.00	15.00	100	1990	1990	3	20	150	

TOTAL OB/XF											10,176		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
06 OR	0.00	0.00	1.41	AC		1.00	1.00	1.00	45,000.00	45,000.00			
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Total Acres: 1.41	Total Land Value: 63,450	Market: 0	Agricultural: 0	Common: 63,450
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				244,035	
TOTAL MARKET OB/XF VALUE				10,176	
TOTAL LAND VALUE - MARKET				63,450	
TOTAL MARKET VALUE				317,661	
SOH/AGL Deduction				174,281	
ASSESSED VALUE				143,380	
TOTAL EXEMPTION VALUE		HX HB WX		55,722	
BASE TAXABLE VALUE				87,658	
TOTAL JUST VALUE				317,661	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				285,298	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2583	GAS PUMPS	3,800	06/01/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2508/1334	10/26/2021	LE U	I	I	11	100	
GRANTOR: NUNN MARY E							
GRANTEE: NUNN MARY E L/E ET							
0311/0567	3/01/1980	WD U	V			100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W21 FSP=[YR=1993] W10 BAS=[YR=1993] N20 W24 S20 W27 S31 E17 FOP=[YR=1993] E15 N6 W5 S2 W10 S4\$ N4 E10 N2 E24 N25\$ S16 E10 N16\$ S22 E21 N22\$.									