PT OF LOT 24
IN OR 1636/509 & 1649/704
EX R/W IN OR 908/799

EASON AMBER RAYNEU
37243 OLD PINERIDGE RD
HILLIARD, FL 32046

2025

03-3N-24-2020-0024-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

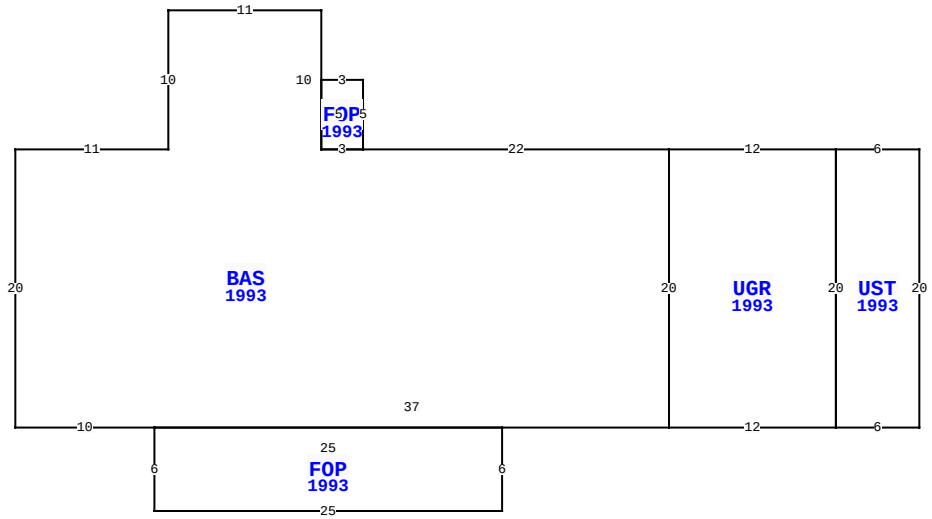
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	02	MIN PLYWD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,050	100	1993	1,050	87,582
FOP	15	30	1993	4	334
FOP	150	30	1993	45	3,753
UGR	240	45	1993	108	9,008
UST	120	45	1993	54	4,505
TOTALS	1,575			1,261	105,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,261	105.2480	105.25	132,720	1970	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 0% - 0 Heated Area: 1050 HX Base Yr



37243 OLD PINERIDGE RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	105,181
TOTAL MARKET OB/XF VALUE	11,541
TOTAL LAND VALUE - MARKET	32,400
TOTAL MARKET VALUE	149,122
SOH/AGL Deduction	10,828
ASSESSED VALUE	138,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,294
TOTAL JUST VALUE	149,122
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941184	NEW CONSTR	14,000	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1636/0509	8/25/2009	QC	U	I	30	100
GRANTOR: WILSON LIONEL & AMBER						
GRANTEE: WILSON AMBER RAYNEU						
1626/1014	6/23/2009	QC	U	I	12	100
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: G8 CAPITAL FUND X L						

BUILDING NOTES

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	
2	0861	POOL GUNIT	0	0	0	0	476.00	SF	85.00	85.00	100	1995	1995	3	20	8,092	
3	0845	KOOL DECK	0	0	0	0	521.00	SF	7.25	7.25	100	1995	1995	3	68	2,569	

BUILDING DIMENSIONS

UST=[YR=1993] W6 UGR=[YR=1993] W12 BAS=[YR=1993] W22
FOP=[YR=1993] N5 W3 S5 E3$ W3 N10 W11 S10 W11 S20 E10
FOP=[YR=1993] S6 E25 N6 W25$ E37N20$ S20 E12 N20$ S20 E6
N20$.

LAND DESCRIPTION

TOTAL OB/XF 11,541

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	0	0006	OR	99.00	165.00	0.36	AC		1.00	1.00	2.00	45,000.00	90,000.00	32,400							

REVIEW DATE 04/08/2025 BY WWA Total Acres: 0.36 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 07/30/2025 BY SYS