PT OF LOT 24 SO OF RD
PARCELS S-6 S-7 & S-8
IN OR 2295/1

DOWIE AMANDA RENEE
37219 OLD PINERIDGE ROAD
HILLIARD, FL 32046

2025

03-3N-24-2020-0024-0060

BUILDING CHARACTERISTICS

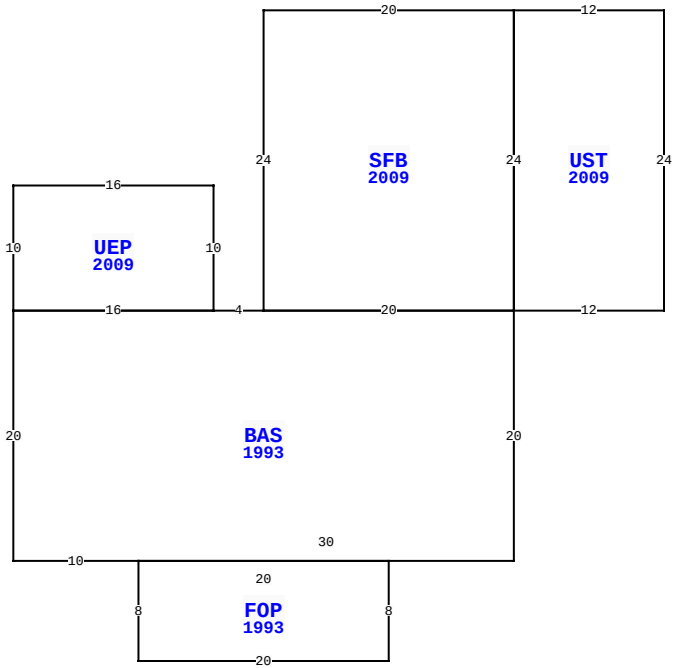
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	800	100	1993	800	66,773
FOP	160	30	1993	48	4,006
SFB	480	80	2009	384	32,051
UEP	160	60	2009	96	8,013
UST	288	45	2009	130	10,851
TOTALS	1,888			1,458	121,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,458	99.9600	99.96	145,742	1982	1987	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2001 Heated Area: 1184 HX Base Yr 2001



37219 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		121,695
TOTAL MARKET OB/XF VALUE		965
TOTAL LAND VALUE - MARKET		37,688
TOTAL MARKET VALUE		160,348
SOH/AGL Deduction		76,666
ASSESSED VALUE		83,682
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,960
TOTAL JUST VALUE		160,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005236	REPAIR/RRF	9,500	06/17/2020
20004925	REPAIR/RRF	9,500	06/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/0001	7/19/2019	QC	U	I	11	100
GRANTOR: DOWIE SEAN WILLIAM &						
GRANTEE: DOWIE AMANDA RENEE						
0910/1124	12/07/1999	WD	Q	I		54,000
GRANTOR: NELSON SANDRA A						
GRANTEE: DOWIE SEAN W & AMAN						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2009] W12 SFB=[YR=2009] W20 S24 BAS=[YR=1993] W4 UEP=[YR=2009] N10 W16 S10 E16$ W16 S20 E10 FOP=[YR=1993] S8 E20 N8 W20$ E30 N20 W20$ E20 N24$S24 E12 N24$.

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	0940	SHEDS/PORT	0	100	10	24	240.00	SF	20.10	20.10	100	1985	1985	3	20	965	

LAND DESCRIPTION

TOTAL OB/XF 965

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	180.00	163.00	0.67	AC		1.00	1.00	1.25	45,000.00	56,250.00	37,688							

REVIEW DATE 12/07/2021 BY TWX Total Acres: 0.67 Total Land Value: 37,688 Market: 0 Agricultural: 0 Common: 37,688 PRINTED 07/30/2025 BY SYS