LOT 7
HENDRICKS ACRES PB 6/91

CLOSE DUANE &/MALLARD MEGAN
37022 PINERIDGE ROAD
HILLIARD, FL 32046

2025

10-3N-24-073A-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

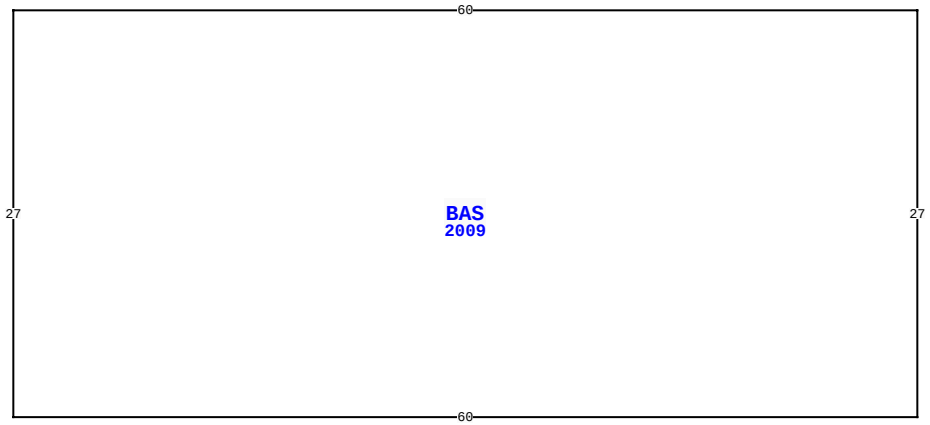
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2009	1,620	119,964
TOTALS	1,620			1,620	119,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	145.2000	123.42	199,940	2008	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2023 Heated Area: 1620 HX Base Yr 2023



37022 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		119,964
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		45,900
TOTAL MARKET VALUE		167,304
SOH/AGL Deduction		21,636
ASSESSED VALUE		145,668
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,946
TOTAL JUST VALUE		167,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5073	CO ISSUED	0	01/11/2011
M15865	H/AC	0	01/01/2011
P13242	OTHER	0	06/01/2008
M13863	MECH OTHER	0	05/01/2008
E20851	ELEC OTHER	0	05/01/2008
MH992538	B013	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/1037	4/20/2022	WD	Q	I	01	190,000
GRANTOR: MCMILLEN MELISSA						
GRANTEE: CLOSE DUANE & MEGAN						
2035/0810	3/07/2016	WD	Q	I	01	85,000
GRANTOR: WOOLEY JEFFREY A & JE						
GRANTEE: MCMILLEN MELISSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W60 S27 E60 N27$.

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	1242	WD DECK A	0	100	0	0	192.00	SF	10.00	10.00	100	2012	2012	3	50	960	
2	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	2012	2012	3	50	480	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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	1.02	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,900							

REVIEW DATE 04/08/2024 BY WWA Total Acres: 1.02 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 07/30/2025 BY SYS