LOT 2
LORENA SUB PB 5/313

JOHNSON ALEXANDRA B & MATTHEW
37206 LORENA DRIVE
HILLIARD, FL 32046

2025

16-3N-24-1270-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

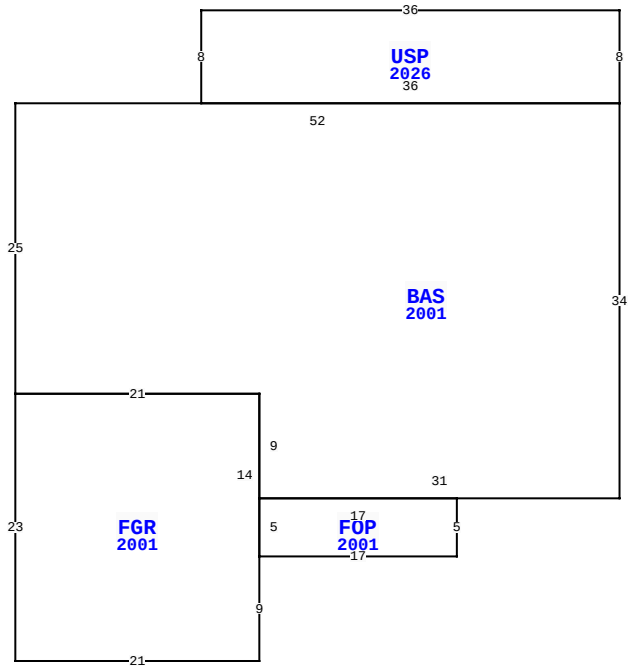
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	2001	1,579	189,521
FGR	483	55	2001	266	31,927
FOP	85	30	2001	26	3,121
USP	288	30	2026	86	10,322
TOTALS	2,435			1,957	234,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,957	128.3653	128.37	251,220	2001	2011	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1579 HX Base Yr 2016



37206 LORENA DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		234,891
TOTAL MARKET OB/XF VALUE		9,532
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		268,423
SOH/AGL Deduction		132,993
ASSESSED VALUE		135,430
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,708
TOTAL JUST VALUE		268,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210206	REMODEL	0	09/29/2021
0778	NEW CONSTR	0	10/03/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2469/1273	6/04/2021	WD	U	I	11	100
GRANTOR: JOHNSON ALEXANDRA B F						
GRANTEE: JOHNSON ALEXANDRA B						
1961/1722	1/23/2015	WD	Q	I	01	136,000
GRANTOR: ANSTETT JOHN A & RACH						
GRANTEE: BAKER ALEXANDRA J						

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	0812	CONCRETE C	0	100	0	0	1,095.00	SF	4.00	4.00	100	2001	2001	3	79	3,460	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2002	2002	3	20	960	
3	0681	POLE SHED	0	100	30	16	480.00	SF	15.00	15.00	100	2014	2014	3	71	5,112	

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W52 S25 E21 S9 E31 N34 $
FGR=[YR=2001;ORIG=-52,25] S23 E21 N9 N14 W21 $
FOP=[YR=2001;ORIG=-31,39] E17 N5 W17 S5 $
USP=[YR=2026;ORIG=-36,-8] E36 S8 W36 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,532

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	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 11/09/2021 BY TW Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS