LOT 3
IN OR 1972/1739
ESMTS PT OR 899/471 & 474

ROMAN LENA
37184 LORENA DR
HILLARD, FL 32046

2025

16-3N-24-1270-0003-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

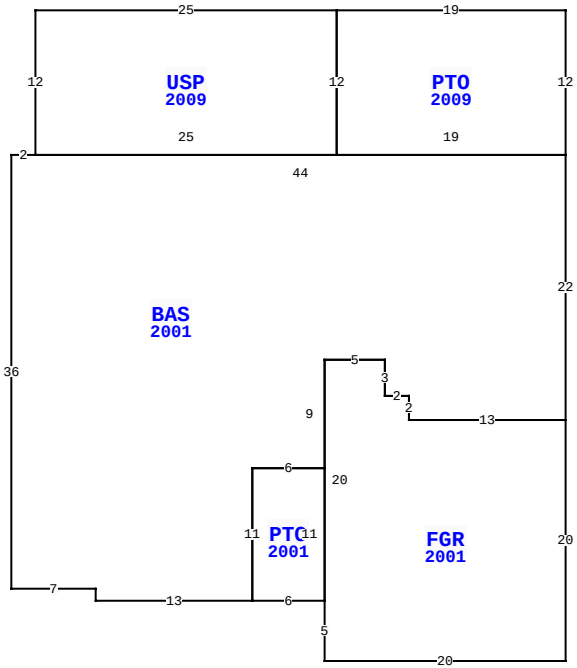
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2001	1,300	153,481
FGR	429	55	2001	236	27,863
PTO	66	5	2001	3	354
PTO	228	5	2009	11	1,298
USP	300	30	2009	90	10,626
TOTALS	2,323			1,640	193,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,640	129.0300	129.03	211,609	2001	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1300 HX Base Yr 2016



37184 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		193,622
TOTAL MARKET OB/XF VALUE		4,799
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		222,421
SOH/AGL Deduction		104,975
ASSESSED VALUE		117,446
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,724
TOTAL JUST VALUE		222,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200225	NEW ROOF	0	10/05/2020
0799	NEW CONSTR	56,000	11/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1972/1739	3/31/2015	WD	Q	I	02	122,000
GRANTOR: ARMSTRONG EDWIN B & A						
GRANTEE: ROMAN LENA						
1935/1417	4/14/2014	QC	U	I	11	100
GRANTOR: STEIGHNER CINDY L						
GRANTEE: STEIGHNER CINDY L &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] W19 USP=[YR=2009] W25 S12 BAS=[YR=2001] W2 S36 E7 S1 E13 PTO=[YR=2001] E6 FGR=[YR=2001] S5 E20 N20 W13 N2 W2 N3 W5 S20$ N11 W6 S11$ N11 E6 N9 E5 S3 E2 S2 E13 N22 W44$ E25 N12$ S12 E19 N12$.

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	1,372.00	SF	4.00	4.00	100	2001	2001	3	79	4,336	
2	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	2009	2009	3	89	463	

LAND DESCRIPTION

TOTAL OB/XF 4,799

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 01/05/2021 BY TWX Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS