LOT 4
IN OR 1651/1375
ESMTS PT OR 899/471 & 474

ALESSI MICHAEL
37166 LORENA DRIVE
HILLIARD, FL 32046

2025

16-3N-24-1270-0004-0000

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 80
Interior Floo	08	SHT VINYL 20
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

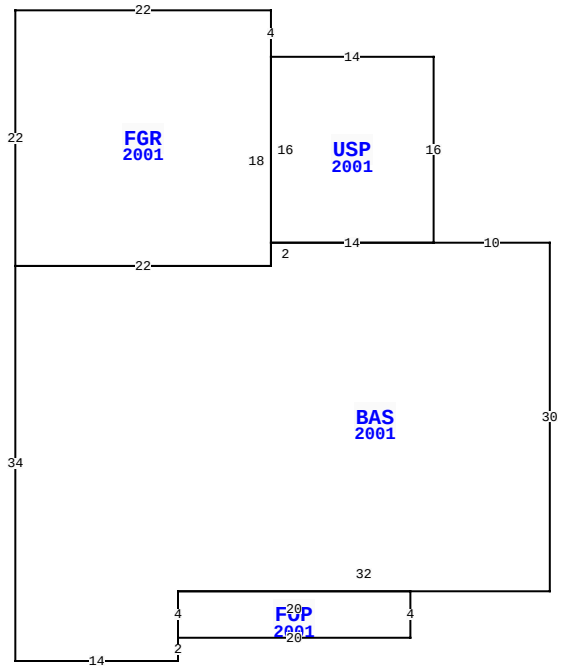
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	2001	1,420	160,418
FGR	484	55	2001	266	30,050
FOP	80	30	2001	24	2,712
USP	224	30	2001	67	7,569
TOTALS	2,208			1,777	200,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,777	127.6500	127.65	226,834	2001	2001	0	0	0	11.50	88.50

1 SINGLE FAM – 0% - 0 Heated Area: 1420 HX Base Yr



37166 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	200,748
TOTAL MARKET OB/XF VALUE	14,571
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	239,319
SOH/AGL Deduction	13,843
ASSESSED VALUE	225,476
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,476
TOTAL JUST VALUE	239,319
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1935/1417	4/14/2014	QC	U	I	11	100
GRANTOR: STEIGHNER CINDY L						
GRANTEE: STEIGHNER CINDY L &						
1913/1078	4/14/2014	QC	U	I	11	100
GRANTOR: STEIGHNER CINDY L						
GRANTEE: STEIGHNER CINDY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W10 USP=[YR=2001] N16 W14 FGR=[YR=2001] N4 W22 S22 E22 N18$ S16 E14$ W14 S2 W22 S34 E14 N2 FOP=[YR=2001] E20 N4 W20 S4$ N4 E32 N30$.

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	0861	POOL GUNIT	0	0	21	12	252.00	SF	85.00	85.00	100	2001	2001	3	25	5,355	
2	0845	KOOL DECK	0	0	0	0	546.00	SF	7.25	7.25	100	2001	2001	3	79	3,127	
3	0812	CONCRETE C	0	0	0	0	1,927.00	SF	4.00	4.00	100	2001	2001	3	79	6,089	

LAND DESCRIPTION

TOTAL OB/XF 14,571

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS