LOT 5
IN OR 1030/1787
LORENA SUB PB 5/313

WALKER PAUL D & JOY M
37146 LORENA DRIVE
HILLIARD, FL 32046

2025

16-3N-24-1270-0005-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

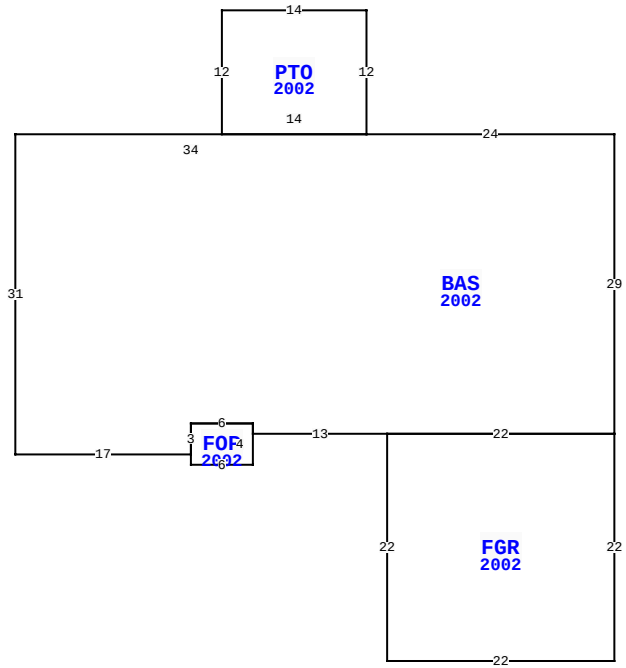
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	2002	1,710	182,317
FGR	484	55	2002	266	28,360
FOP	24	30	2002	7	746
PTO	168	5	2002	8	853
TOTALS	2,386			1,991	212,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,991	119.4620	119.46	237,845	2002	2002	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2003 Heated Area: 1710 HX Base Yr 2003



37146 LORENA DR, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		212,277
TOTAL MARKET OB/XF VALUE		3,616
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		239,893
SOH/AGL Deduction		115,043
ASSESSED VALUE		124,850
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,128
TOTAL JUST VALUE		239,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180111	SWIM POOL	0	05/07/2018

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=2002] W24 PTO=[YR=2002] N12 W14 S12 E14$ W34 S31 E17 FOP=[YR=2002] S1 E6 N4 W6 S3$ N3 E6 S1 E13 FGR=[YR=2002] S22 E22 N22 W22$ E22 N29$.

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	1,130.00	SF	4.00	4.00	100	2002	2002	3	80	3,616	

LAND DESCRIPTION

TOTAL OB/XF 3,616

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 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