LOT 7
IN OR 1731/1489
LORENA SUB PB 5/313

BROWN LINDA CATHLENE
37108 LORENA DRIVE
HILLIARD, FL 32046

2025

16-3N-24-1270-0007-0000

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

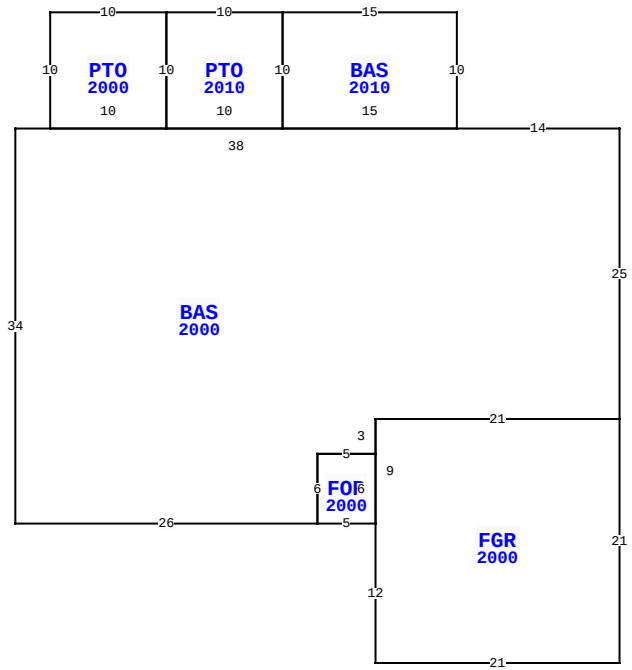
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,549	100	2000	1,549	163,301
BAS	150	100	2010	150	15,814
FGR	441	55	2000	243	25,618
FOP	30	30	2000	9	949
PTO	100	5	2000	5	527
PTO	100	5	2010	5	527
TOTALS	2,370			1,961	206,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,961	119.4620	119.46	234,261	2000	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2012 Heated Area: 1699 HX Base Yr 2012



37108 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		206,735
TOTAL MARKET OB/XF VALUE		4,198
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		234,933
SOH/AGL Deduction		110,118
ASSESSED VALUE		124,815
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,093
TOTAL JUST VALUE		234,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0304049	SWIM POOL	0	04/01/2003
0005055	NEW CONSTR	60,192	05/23/2000

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=2000] W14 BAS=[YR=2010] N10 W15 PTO=[YR=2010] W10 PTO=[YR=2000] W10 S10 E10 N10$ S10 E10 N10$S10 E15$ W38 S34 E26 FOP=[YR=2000] E5 FGR=[YR=2000] S12 E21 N21 W21 S9$N6 W5 S6$ N6 E5 N3 E21 N25$.

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	1,363.00	SF	4.00	4.00	100	2000	2000	3	77	4,198	

LAND DESCRIPTION

TOTAL OB/XF 4,198

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	0003	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