LOT 8
LORENA SUB PB 5/313

POTTS WILLIAM F JR & CAROL J/CONNER MELISSA JO ET
3790 LORENA DRIVE
HILLIARD, FL 32046

2025

16-3N-24-1270-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

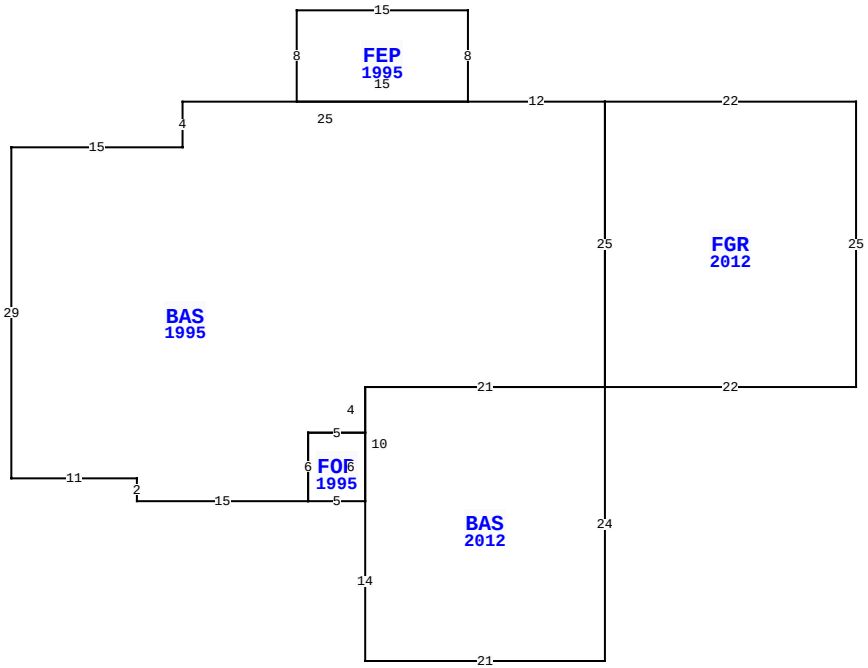
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,498	100	1995	1,498	148,550
BAS	504	100	2012	504	49,979
FEP	120	80	1995	96	9,520
FGR	550	55	2012	302	29,948
FOP	30	30	1995	9	892
TOTALS	2,702			2,409	238,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,409	122.0541	122.05	294,018	1995	1999	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 1996 Heated Area: 2002 HX Base Yr 1996



3790 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		238,890
TOTAL MARKET OB/XF VALUE		39,661
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		302,551
SOH/AGL Deduction		125,522
ASSESSED VALUE		177,029
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,307
TOTAL JUST VALUE		302,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140164	ELEC OTHER	0	12/19/2014
20140067	ADDITION	0	07/03/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/0263	3/24/2022	WD	U	I	11	100
GRANTOR: POTTS WILLIAM F JR &						
GRANTEE: POTTS WILLIAM F JR						
0720/1919	12/30/1994	WD	Q	I		81,500
GRANTOR: L & B LANDS INC						
GRANTEE: POTTS WILLIAM F JR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2012] W22 BAS=[YR=1995] W12 FEP=[YR=1995] N8 W15 S8 E15$ W25 S4 W15 S29 E11 S2 E15 FOP=[YR=1995] E5 BAS=[YR=2012] S14 E21 N24W21 S10$ N6 W5 S6$ N6 E5 N4 E21 N25$ S25 E22 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	0861	POOL GUNIT	0	100	0	0	457.00	SF	46.75	46.75	100	1995	1995	3	20	4,273	
2	0812	CONCRETE C	0	100	0	0	1,307.00	SF	4.00	4.00	100	1995	1995	3	68	3,555	
3	0855	CONC PAVER	0	100	0	0	780.00	SF	10.00	10.00	100	2008	2008	3	88	6,864	
4	0476	VF 6 SBPL	0	100	0	0	210.00	LF	32.00	32.00	100	2008	2008	3	72	4,838	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	72	216	
7	0510	GARAGE WD-	0	100	24	18	432.00	SF	52.50	52.50	100	2014	2014	3	71	16,103	
8	0351	CARPORT MT	0	100	16	12	192.00	SF	10.00	10.00	100	2014	2014	3	60	1,152	

LAND DESCRIPTION

TOTAL OB/XF 39,661

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