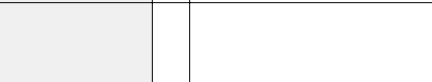




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	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	2,098	100	1999	2,098	225,829
FGR	625	55	1999	344	37,028
FOP	126	30	1999	38	4,090
PTO	627	5	1999	31	3,337
TOTALS	3,476			2,511	270,284

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,529.00	SF	4.00
2	0910	SCRN RM L	0	100	33	19	627.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,511	132.4800	132.48	332,657	1999	1999	0	0
1 SINGLE FAM - 100% - 2000									
Heated Area: 2098									
HX Base Yr 2000									
PTO 1999									
BAS 1999									
FGR 1999									
FOP 1999									

3734 LORENA DR, HILLIARD	BLD DATE	LGL DATE	04/16/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		270,284	
TOTAL MARKET OB/XF VALUE		6,656	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		300,940	
SOH/AGL Deduction		140,517	
ASSESSED VALUE		160,423	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		109,701	
TOTAL JUST VALUE		300,940	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		288,114	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9904062	NEW CONSTR	113,000	04/29/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2799/431	7/01/2025	WD U	I	I	11
GRANTOR: CASSITY WENDELL & JAN					
GRANTEE: CASSITY FAMILY TRUS					
1935/1417	4/14/2014	QC U	I	I	11
GRANTOR: STEIGHNER CINDY L					
GRANTEE: STEIGHNER CINDY L &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1999] W33 BAS=[YR=1999] W32 S27 E7 S9 FGR=[YR=1999] S25 E25 N7 FOP=[YR=1999] E23 N2 W3 N4 W20 S6 \$ N18 W25 \$ E25 S12 E20 S4 E13 N33 W33 N19 \$ S19 E33 N19 \$.									