LOT 13
IN OR 1001/1500
LORENA SUB PB 5/313

HIGGINBOTHAM LANA DORIS
3735 LORENA DR
HILLIARD, FL 32046

2025

16-3N-24-1270-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

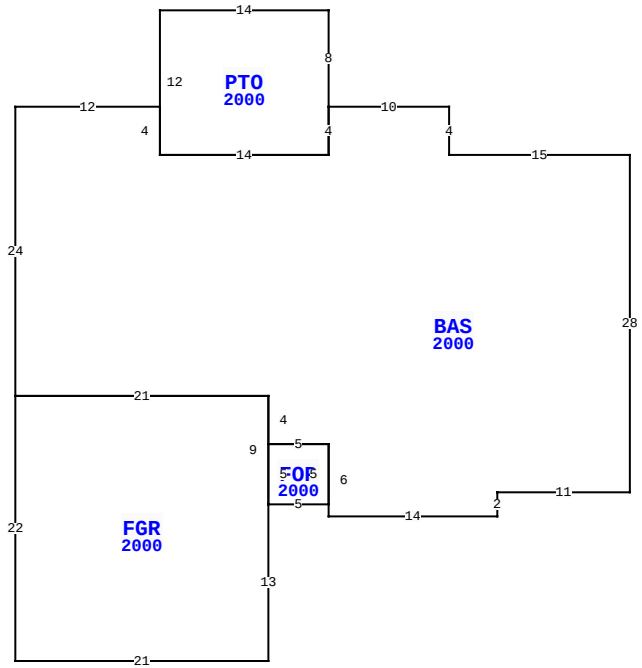
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,356	100	2000	1,356	158,781
FGR	462	55	2000	254	29,742
FOP	25	30	2000	8	937
PTO	168	5	2000	8	937
TOTALS	2,011			1,626	190,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,626	129.0300	129.03	209,803	2000	2005	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2020 Heated Area: 1356 HX Base Yr 2020



3735 LORENA DR, HILLIARD

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0812	CONCRETE C	0	100	0	0	1,536.00	SF	4.00	4.00	100	2000	2000	3	77	4,731	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		190,396
TOTAL MARKET OB/XF VALUE		7,636
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		222,032
SOH/AGL Deduction		77,046
ASSESSED VALUE		144,986
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,264
TOTAL JUST VALUE		222,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200255	REPAIR/RRF	0	12/02/2020
0542	NEW CONSTR	60,192	08/04/1999

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] W15 N4 W10 PTO=[YR=2000] N8 W14 S12 E14 N4 $ S4 W14 N4 W12 S24 FGR=[YR=2000] S22 E21 N13 FOP=[YR=2000] E5 N5 W5 S5 $ N9 W21 $ E21 S4 E5 S6 E14 N2 E11 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 7,636

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 03/15/2021 BY TWX Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS