LOT 14
IN OR 1458/243
LORENA SUB PB 5/313

MUMFORD MELISSA
3755 LORENA AVE
HILLIARD, FL 32046

2025

16-3N-24-1270-0014-0000

BUILDING CHARACTERISTICS

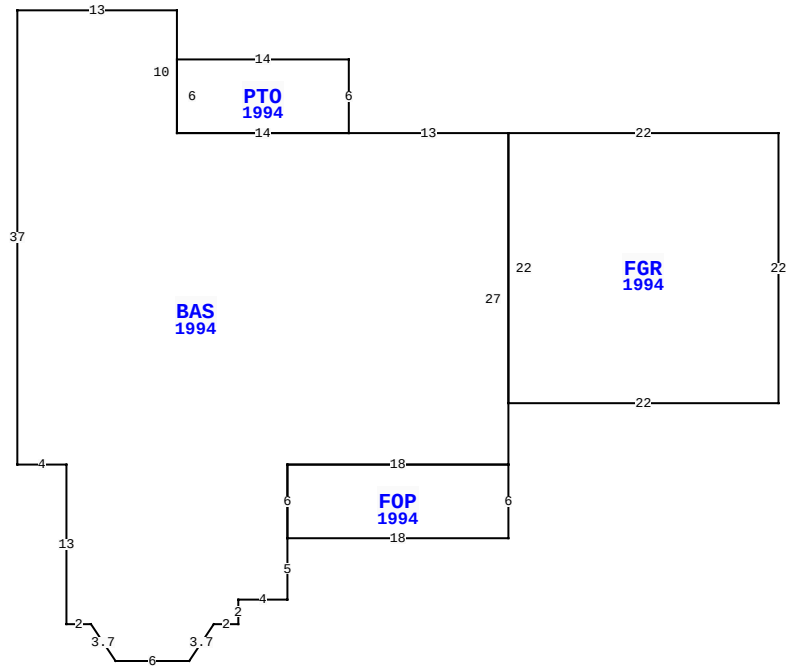
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,460	100	1994	1,460	147,819
FGR	484	55	1994	266	26,931
FOP	108	30	1994	32	3,240
PTO	84	5	1994	4	405
TOTALS	2,136			1,762	178,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,762	130.6400	130.64	230,188	1994	1994	0	0	0	22.50	77.50

1 SINGLE FAM – 0% - 0 Heated Area: 1460 HX Base Yr



3755 LORENA DR, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	178,396
TOTAL MARKET OB/XF VALUE	5,927
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	208,323
SOH/AGL Deduction	12,631
ASSESSED VALUE	195,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,692
TOTAL JUST VALUE	208,323
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9307121	NEW CONSTR	38,000	07/27/1993

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

FGR=[YR=1994] W22 BAS=[YR=1994] W13 PTO=[YR=1994] N6 W14 S6 E14 $ W14 N10 W13 S37 E4 S13 E2 D3 R2 E6 R2 U3 E2 N2 E4 N5 FOP=[YR=1994] E18 N6 W18 S6 $ N6 E18 N27 $ S22 E22 N22 $
.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0812	CONCRETE C	0	0	0	0	1,264.00	SF	4.00	4.00	100	1994	1994	3	66	3,337	

LAND DESCRIPTION

TOTAL OB/XF 5,927

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	0	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