LOT 15
LORENA SUB PB 5/313

GODWIN MARY E
3775 LORENA DR
HILLIARD, FL 32046

2025

16-3N-24-1270-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

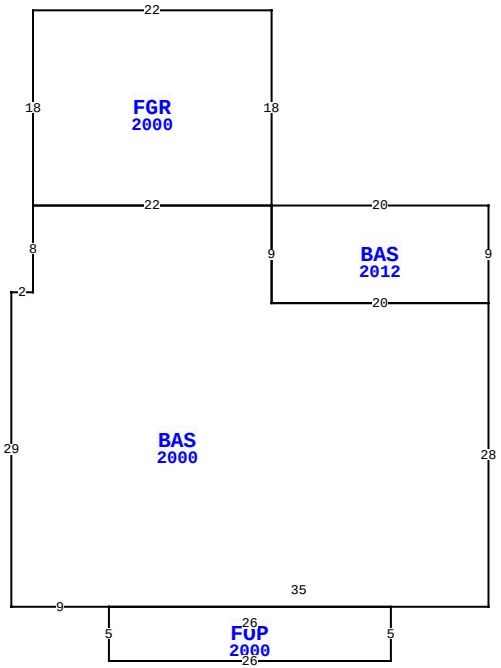
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100	2000	1,432	160,961
BAS	180	100	2012	180	20,233
FGR	396	55	2000	218	24,503
FOP	130	30	2000	39	4,384
TOTALS	2,138			1,869	210,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,869	123.8573	123.86	231,494	2000	2005	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1612 HX Base Yr 2023



3775 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		210,081
TOTAL MARKET OB/XF VALUE		5,168
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		239,249
SOH/AGL Deduction		6,529
ASSESSED VALUE		232,720
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		181,998
TOTAL JUST VALUE		239,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210114	REPAIR/RRF	0	06/10/2021
20140152	REPAIR/RRF	0	12/08/2014
647	NEW CONSTR	0	02/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2282/0776	6/17/2019	WD	Q	I	01	182,500
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: GODWIN MARY E						
2245/0757	12/26/2018	CT	U	I	12	128,900
GRANTOR: HODGE JULIE P EST						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W20 FGR=[YR=2000] N18 W22 S18 BAS=[YR=2000] S8 W2 S29 E9 FOP=[YR=2000] S5 E26 N5 W26$ E35 N28 W20 N9 W22$ E22$ S9 E20 N9$.

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	1,678.00	SF	4.00	4.00	100	2000	2000	3	77	5,168	

LAND DESCRIPTION

TOTAL OB/XF 5,168

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 07/22/2021 BY TWX Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS