LOT 16 IN OR 720/1970
LORENA SUB PB 5/313

MICHAELS DONALD E & SARA B
PO BOX 87
HILLIARD, FL 32046-0087

2025

16-3N-24-1270-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

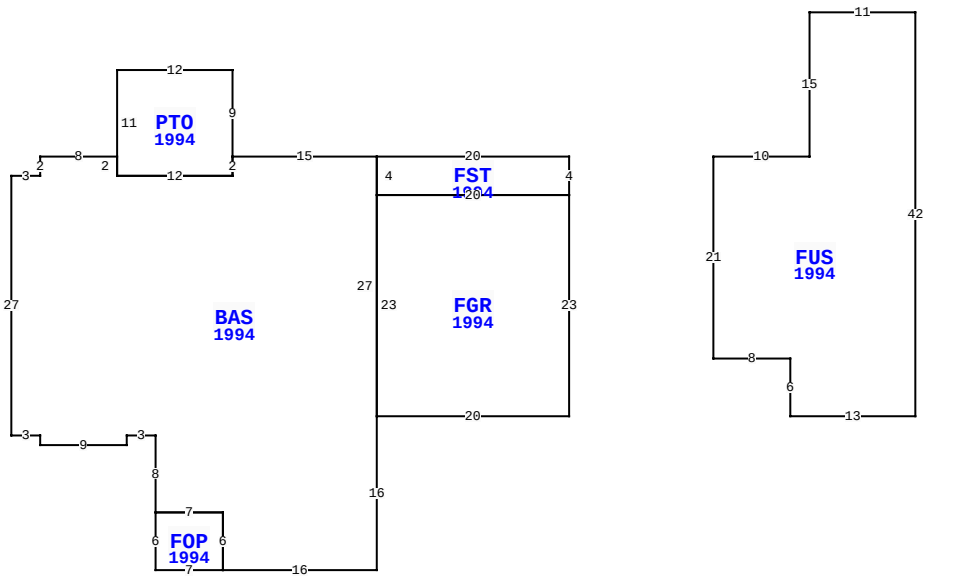
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,361	100	1994	1,361	136,392
FGR	460	55	1994	253	25,354
FOP	42	30	1994	13	1,303
FST	80	55	1994	44	4,409
FUS	684	100	1994	684	68,546
PTO	132	5	1994	7	702
TOTALS	2,759			2,362	236,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,362	125.5478	125.55	296,549	1994	1994	0	0	0	20.18	79.82

1 SINGLE FAM – 100% - 1995 Heated Area: 2045 HX Base Yr 1995



3793 LORENA DR, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		236,705
TOTAL MARKET OB/XF VALUE		4,092
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		264,797
SOH/AGL Deduction		123,680
ASSESSED VALUE		141,117
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,395
TOTAL JUST VALUE		264,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0906065	SWIM POOL	0	06/08/2009
9407103	NEW CONSTR	58,000	07/29/1994

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

FST=[YR=1994] W20 BAS=[YR=1994] W15 PTO=[YR=1994] N9 W12 S11 E12 N2 $ S2 W12 N2 W8 S2 W3 S27 E3 S1 E9 N1 E3 S8 FOP=[YR=1994] S6 E7 N6 W7 $ E7 S6 E16 N16 FGR=[YR=1994] E20 N23 W20 S23 $ N27 $ S4 E20 N4 $ PTR= E15 FUS=[YR=1994] E10 N15 E11 S42 W13 N6 W8 N21 $ W15 $.

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	1,232.00	SF	4.00	4.00	100	1994	1994	3	66	3,252	
2	1242	WD DECK A	0	100	16	15	240.00	SF	10.00	10.00	100	2009	2009	3	35	840	

LAND DESCRIPTION

TOTAL OB/XF 4,092

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