LOT 19
LORENA SUB PB 5/313

MEDINA JAVIER A & MELISSA ANN
37145 LORENA DRIVE
HILLIARD, FL 32046

2025

16-3N-24-1270-0019-0000

BUILDING CHARACTERISTICS

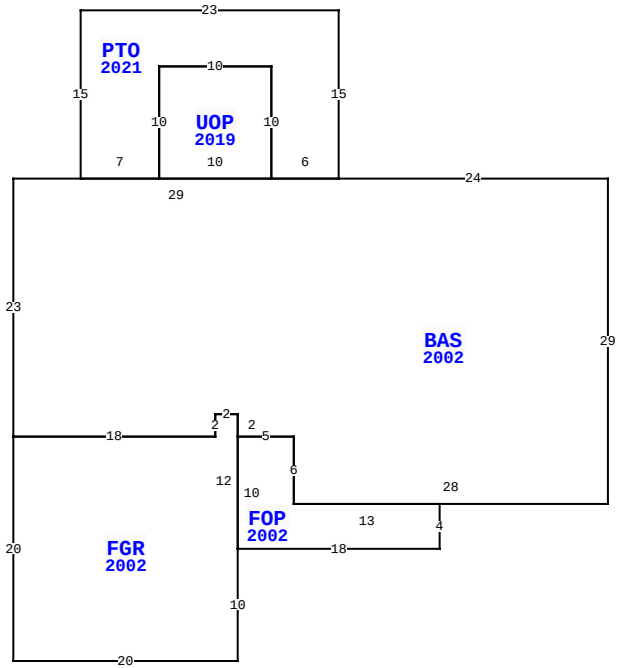
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,383	100	2002	1,383	171,792
FGR	404	55	2002	222	27,576
FOP	102	30	2002	31	3,851
PTO	245	5	2021	12	1,490
UOP	100	20	2019	20	2,484
TOTALS	2,234			1,668	207,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,668	131.1000	131.10	218,675	2002	2017	0	0	0	5.25	94.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1383 HX Base Yr 2023



37145 LORENA DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 MLU
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		207,195
TOTAL MARKET OB/XF VALUE		5,138
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		236,333
SOH/AGL Deduction		6,049
ASSESSED VALUE		230,284
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,562
TOTAL JUST VALUE		236,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220117	ADDITION	0	04/12/2022
20210131	MISC.	0	06/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/1490	12/22/2022	WD	Q	I	02	270,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: MEDINA JAVIER ANTON						
2557/0148	4/13/2022	WD	U	I	37	286,900
GRANTOR: WAGNER ROBERT JAMES J						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 PTO=[YR=2021] N15 W23 S15 E7 UOP=[YR=2019] E10 N10 W10 S10 $ N10 E10 S10 E6$ W29 S23 FGR=[YR=2002] S20 E20 N10 FOP=[YR=2002] E18 N4 W13 N6 W5 S10$ N12 W2 S2 W18$ E18 N2 E2 S2 E5 S6 E28 N29$.

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	1127	BRICK 8"	0	100	14	3	42.00	SF	11.00	11.00	100	2002	2002	3	94	434	
2	0812	CONCRETE C	0	100	0	0	1,470.00	SF	4.00	4.00	100	2002	2002	3	80	4,704	

LAND DESCRIPTION

TOTAL OB/XF 5,138

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 10/03/2022 BY WW Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS