LOT 21
ESMTS PT OR 899/471 & 474
LORENA SUB PB 5/313

TURNER LANCE
37185 LORENA DRIVE
HILLIARD, FL 32046

2025

16-3N-24-1270-0021-0000

NASSAU COUNTY PROPERTY

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 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

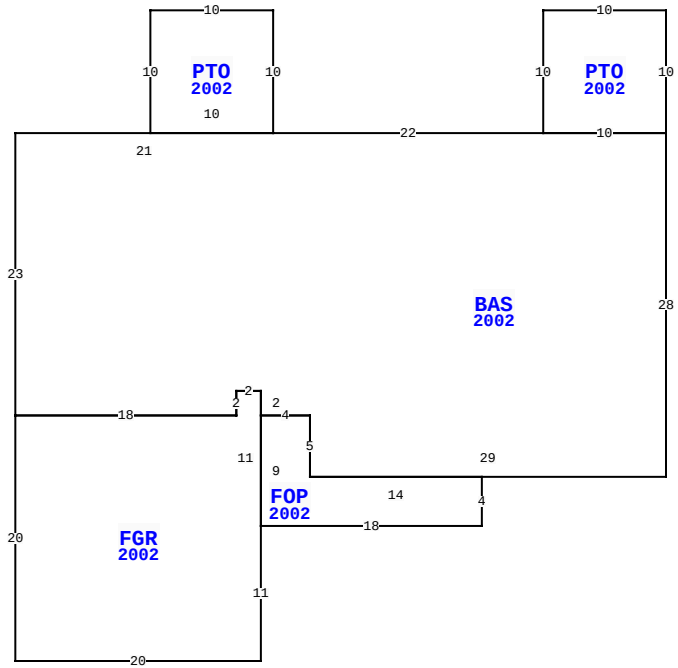
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	2002	1,360	149,195
FGR	404	55	2002	222	24,354
FOP	92	30	2002	28	3,072
PTO	100	5	2002	5	549
PTO	100	5	2002	5	549
TOTALS	2,056			1,620	177,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,620	131.3760	131.38	212,836	2002	2002	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1360 HX Base Yr



37185 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		177,718
TOTAL MARKET OB/XF VALUE		22,060
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		223,778
SOH/AGL Deduction		3,427
ASSESSED VALUE		220,351
TOTAL EXEMPTION VALUE	13	220,351
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		223,778
NCON VALUE		6,843
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0007	SWIM POOL	21,000	08/11/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2343/1013	2/11/2020	WD	Q	I	01	183,500
GRANTOR: WEATHINGTON WILLIAM W						
GRANTEE: TURNER LANCE						
1935/1417	4/14/2014	QC	U	I	11	100
GRANTOR: STEIGHNER CINDY L						
GRANTEE: STEIGHNER CINDY L &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2002] W10 S10 BAS=[YR=2002] W22 PTO=[YR=2002] N10 W10 S10 E10$ W21 S23 FGR=[YR=2002] S20 E20 N11 FOP=[YR=2002] E18 N4 W14 N5 W4 S9$ N11 W2 S2 W18$ E18 N2 E2 S2 E4 S5 E29 N28 W10$ E10 N10$.

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	12	3	36.00	SF	11.00	11.00	100	2002	2002	3	94	372	
2	0811	CONCRETE B	0	100	0	0	1,080.00	SF	5.20	5.20	100	2002	2002	3	80	4,493	
3	0861	POOL GUNIT	0	100	24	11	264.00	SF	85.00	85.00	100	2004	2004	3	32	7,181	
4	0845	KOOL DECK	0	100	0	0	527.00	SF	7.25	7.25	100	2004	2004	3	83	3,171	
5	0476	VF 6 SBPL	0	100	0	0	204.00	LF	32.00	32.00	100	2025	2021		96	6,267	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2021		96	576	

LAND DESCRIPTION

TOTAL OB/XF 22,060

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 02/26/2025 BY WWA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS