LOT 22
CASE #12-CP-117 OR 1795/262 &
OR 1829/1748

ZEKAS KATHRYN OWEN
37203 LORENA DR
HILLIARD, FL 32046

2025

16-3N-24-1270-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

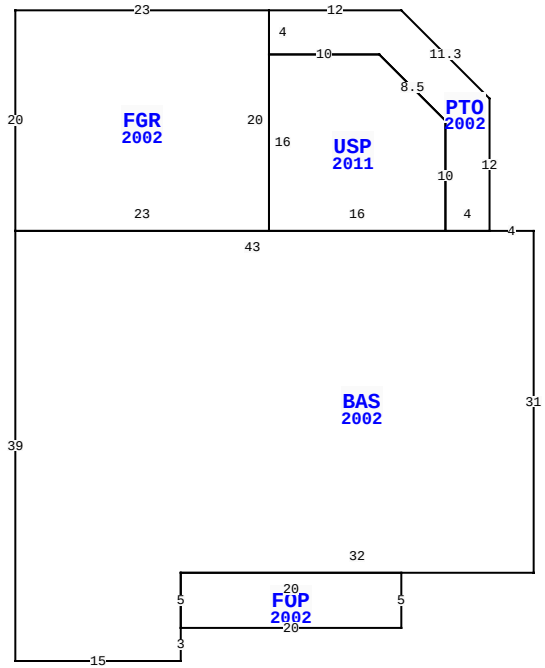
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,577	100	2002	1,577	163,243
FGR	460	55	2002	253	26,189
FOP	100	30	2002	30	3,105
PTO	130	5	2002	6	621
USP	238	30	2011	71	7,350
TOTALS	2,505			1,937	200,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,937	123.9700	123.97	240,130	2002	2002	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2013 Heated Area: 1577 HX Base Yr 2013



37203 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		200,509
TOTAL MARKET OB/XF VALUE		8,386
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		232,895
SOH/AGL Deduction		109,562
ASSESSED VALUE		123,333
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,611
TOTAL JUST VALUE		232,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120091	OTHER	0	06/12/2012

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

BAS=[YR=2002] W4 PTO=[YR=2002] N12 U8 L8 W12 FGR=[YR=2002] W23 S20 E23 USP=[YR=2011] E16 N10 U6 L6 W10 S16 $ N20$ S4 E10 D6 R6 S10 E4$ W43 S39 E15 N3 FOP=[YR=2002] E20 N5 W20 S5$ N5 E32 N31$.

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	0812	CONCRETE C	0	100	0	0	1,847.00	SF	4.00	4.00	100	2002	2002	3	80	5,910	
3	0810	CONCRETE A	0	100	0	0	348.00	SF	6.50	6.50	100	2013	2013	3	93	2,104	

LAND DESCRIPTION

TOTAL OB/XF 8,386

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