IN OR 2480/105
EX R/W OR 908/797

SIMMONS DONALD W & GEMMA J
37595 OLD PINERIDGE RD
HILLIARD, FL 32046

2026

03-3N-24-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

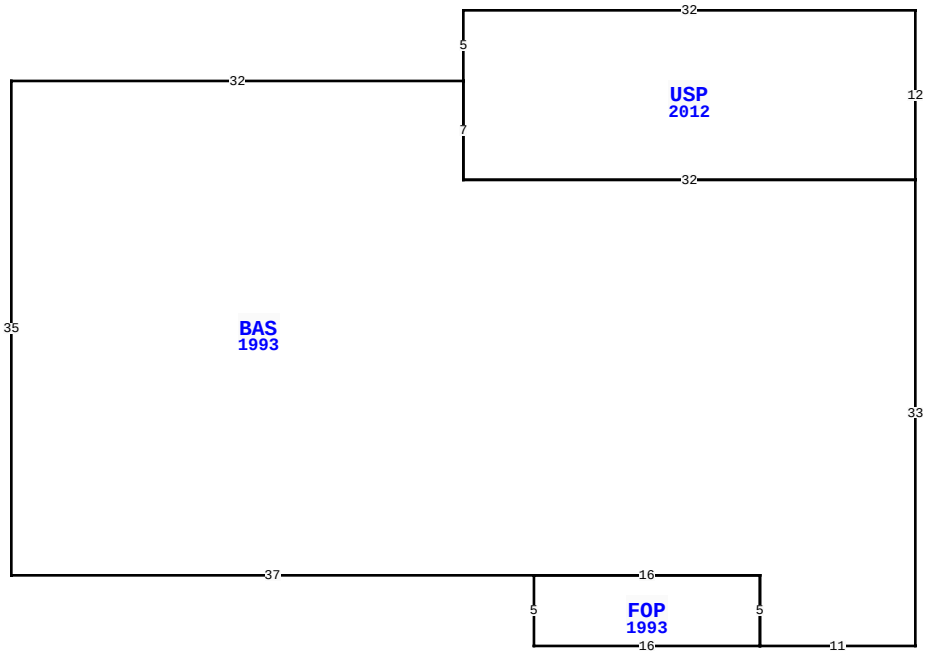
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,071	100	1993	2,071	268,999
FOP	80	30	1993	24	3,117
USP	384	30	2012	115	14,937
TOTALS	2,535			2,210	287,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,210	105.6440	146.85	324,538	1964	2004	0	0	0	11.55	88.45

1 SNGL FAM 100% - 2022 Heated Area: 2071 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

37595 OLD PINERIDGE RD, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,135
TOTAL MARKET OB/XF VALUE		726
TOTAL LAND VALUE - MARKET		119,000
TOTAL MARKET VALUE		424,861
SOH/AGL Deduction		79,370
ASSESSED VALUE		345,491
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		294,080
TOTAL JUST VALUE		424,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003400	NEW ROOF	14,700	03/19/2021
3879	H/AC	3,800	07/29/1991
4334	N/A	17,650	09/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/0105	7/09/2021	WD	Q	I	01	375,000
GRANTOR: PBP HOMES INC						
GRANTEE: SIMMONS DONALD W &						
2440/1628	3/01/2021	WD	U	I	37	115,000
GRANTOR: RFTA PROPERTIES LLC						
GRANTEE: PBP HOMES INC						

BUILDING NOTES

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
4	1126	CB/STC 8"	0	100	42	8	336.00	SF	8.00	8.00	100	1978	1978	3	27	726	

BUILDING DIMENSIONS

USP=[YR=2012] W32 S5 BAS=[YR=1993] W32 S35 E37 FOP=[YR=1993] S5 E16 N5 W16$ E16 S5 E11 N33 W32 N7$ S7 E32 N12$.

LAND DESCRIPTION

TOTAL OB/XF 726

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	OR	0.00	0.00	4.25	AC		1.00	1.00	1.00	28,000.00	28,000.00	119,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.25 Total Land Value: 119,000 Market: 0 Agricultural: 0 Common: 119,000 PRINTED 07/09/2026 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

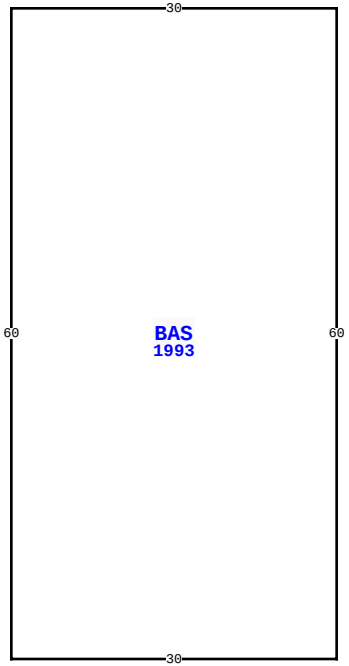
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1993	1,800	18,081
TOTALS	1,800			1,800	18,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	51.5200	20.09	36,162	1982	1987	0	0	0	50.00	50.00

2 GARAGE RES 100% - 2022 Heated Area: 1800 HX Base Yr 2022



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2440/1628	3/01/2021	WD	U	I	37	115,000
GRANTOR: RFTA PROPERTIES LLC						
GRANTEE: PBP HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S60 E30 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.25 Total Land Value: 119,000 Market: 0 Agricultural: 0 Common: 119,000 PRINTED 07/09/2026 BY SYS