



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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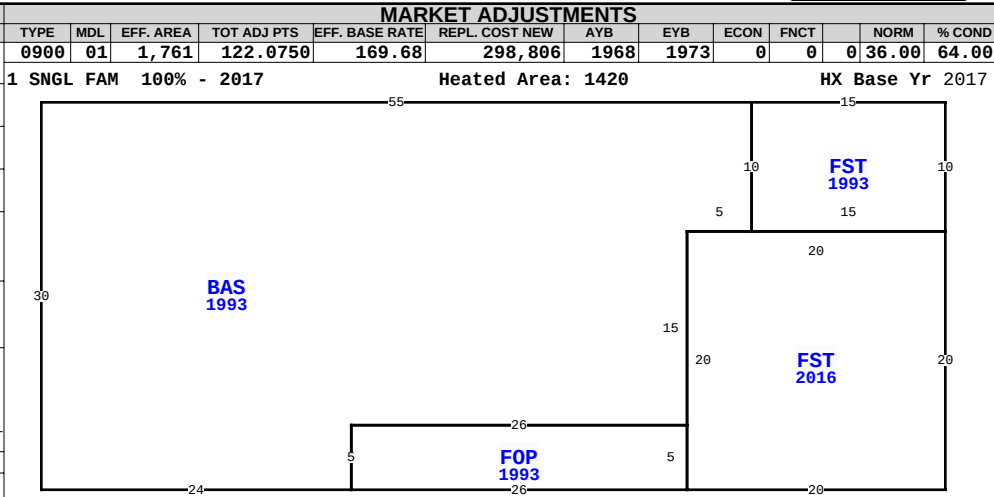
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	1993	1,420	154,205
FOP	130	30	1993	39	4,236
FST	150	55	1993	82	8,905
FST	400	55	2016	220	23,891
TOTALS	2,100			1,761	191,236

EXTRA FEATURES		
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L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
2	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00	100	1980	1980	3	20	1,728	
3	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1992	1992	04	85	42,500	
6	0680	POLE SHED	0 100	60	40	2,400.00	SF	10.00	10.00	100	2021	2021	3	90	21,600	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	0006

REVIEW DATE	01/01/2023	BY	CD
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37238 PINERIDGE RD, HILLIARD	BLD DATE 03/03/2023 NW	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 67,928																
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TOTAL OB/XF 67,928																
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Total Acres: 1.93	Total Land Value: 77,200	Market: 0	Agricultural: 0	Common: 77,200
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				191,236	
TOTAL MARKET OB/XF VALUE				67,928	
TOTAL LAND VALUE - MARKET				77,200	
TOTAL MARKET VALUE				336,364	
SOH/AGL Deduction				175,985	
ASSESSED VALUE				160,379	
TOTAL EXEMPTION VALUE		HX HB DX		56,411	
BASE TAXABLE VALUE				103,968	
TOTAL JUST VALUE				336,364	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				310,172	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002290	NEW ROOF	9,240	02/26/2021
8207	SWIM POOL	12,450	06/29/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2056/1031	4/26/2016	SW	Q	I	01	120,000
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: STARR GRADY						
2026/0865	2/02/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LSF9 MASTER PARTICI						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993] W55 S30 E24 FOP=[YR=1993] E26 FST=[YR=2016] E20 N20 FST=[YR=1993] N10 W15 S10E15\$ W20S20\$ N5 W26 S5\$ N5 E26 N15 E5 N10\$.		