

PT OF SW1/4 OF SE1/4
PARCELS 6-4 & 6-3
IN OR 2487/1899

WALKER KAREN N
37424 PINERIDGE ROAD
HILLIARD, FL 32046

2026

03-3N-24-0000-0006-0040



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 70			
Exterior Wall	19	COMMON BRK 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 70			
Interior Floo	11	CLAY TILE 30			
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	05	Quality Level 05			
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	1,328	100	1993	1,328	201,267
BAS	462	100	2004	462	70,019
FOP	60	30	1993	18	2,728
TOTALS	1,850			1,808	274,015

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,808	122.6500	170.48	308,228	1967	2007	0	0	11.10	88.90

1

SNGL FAM

100% - 2022

Heated Area: 1790

HX Base Yr 2022

BLD DATE

YE DATE

LGL DATE

LAND DATE

05/12/2026

MLU

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				274,015			
TOTAL MARKET OB/XF VALUE				7,659			
TOTAL LAND VALUE - MARKET				134,960			
TOTAL MARKET VALUE				416,634			
SOH/AGL Deduction				104,952			
ASSESSED VALUE				311,682			
TOTAL EXEMPTION VALUE				51,411			
BASE TAXABLE VALUE				260,271			
TOTAL JUST VALUE				416,634			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				414,500			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1967
2	0510	GARAGE WD-	0 100	34	18	612.00	SF	35.00	35.00	100	1985
3	0351	CARPORT MT	0 100	28	28	784.00	SF	10.00	10.00	100	2009
TOTAL OB/XF 7,659											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	4.82	AC	1.00
Total Acres: 4.82 Total Land Value: 134,960 Market: 0 Agricultural: 0 Common: 134,960											