



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 90
Interior Floo	11	CLAY TILE 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. 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	2,038	100	1993	2,038	221,706
FEP	288	80	2015	230	25,021
FOP	54	30	1993	16	1,741
FOP	153	30	1993	46	5,004

TOTALS	2,533			2,330	253,472
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0510	GARAGE WD-	0	0	40	30	1,200.00	SF	35.00
5	1241	WD DECK G	0	0	32	16	512.00	UT	5.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	1.93

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,330	142.9036	150.05	349,616	1969	1990	0	0
1 SINGLE FAM 0% - 0									
Heated Area: 2038									
HX Base Yr									
37266 PINERIDGE RD, HILLIARD									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/12/2026 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		266,694	
TOTAL MARKET OB/XF VALUE		14,357	
TOTAL LAND VALUE - MARKET		77,200	
TOTAL MARKET VALUE		358,251	
SOH/AGL Deduction		0	
ASSESSED VALUE		358,251	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		358,251	
TOTAL JUST VALUE		358,251	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		359,819	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017766	NEW CONSTR	0	02/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2385/0023	4/01/2020	QC	U	I	11	100
GRANTOR: LOWRY ANDREW						
GRANTEE: LOWRY ANDREW J REVO						
2320/0354	11/18/2019	WD	Q	I	01	260,500
GRANTOR: JOSEPH JEREMY T & LIN						
GRANTEE: LOWRY ANDREW						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W22 FEP=[YR=2015] W32 S9 E32 N9\$ S9 W32 N4 W20 S9 W2 S6 E2 S7 FOP=[YR=1993] S9 E17 N9 W17\$ E17 S6 E26 FOP=[YR=1993] S2 E9 N6 W9 S4\$ N4 E9 S9 E22 N38\$.									

[illegible]