

S1/2 OF S1/2 OF SE1/4 OF SE1/4
IN OR 1619/176
EX R/W OR 1243/998

JENSEN ELI
37139 PINERIDGE ROAD
HILLIARD, FL 32046

2026

03-3N-24-0000-0007-0030



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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	320	15	2014	48	7,192
BAS	1,943	100	1993	1,943	291,137
BAS	575	100	2018	575	86,157
FUS	180	100	1993	180	26,971
TOTALS	3,018			2,746	411,457

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	1242	WD DECK A	0	100	0	0	940.00	SF	10.00	10.00	
4	0350	CARPORT WD	0	0	40	20	800.00	SF	13.00	13.00	
5	0681	POLE SHED	0	100	40	10	400.00	SF	15.00	15.00	
6	1243	WD DECK F	0	100	32	6	192.00	SF	8.00	8.00	
8	1242	WD DECK A	0	100	10	4	40.00	SF	10.00	10.00	
9	1243	WD DECK F	0	100	0	0	296.00	SF	8.00	8.00	
10	0351	CARPORT MT	0	100	45	24	1,080.00	SF	10.00	10.00	
11	0510	GARAGE WD-	0	100	45	14	630.00	SF	21.00	21.00	
12	0510	GARAGE WD-	0	100	45	12	540.00	SF	21.00	21.00	

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	6.00	AC	
2	009530	C	POND	100		OR	0.00	0.00	0.89	AC	
3	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	3.00	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,746	107.1360	177.85	488,376	1975	2004	0	0	0 15.75	84.25
1 SFR CUST		100% - 2011			Heated Area: 2698			HX Base Yr 2011			

Diagram of a rectangular lot with dimensions 20 by 16. The lot is divided into two sections: BAS 2014 (top) and FUS 1993 (bottom). The total area is 320 square feet.

Diagram of a complex lot with dimensions 25 by 73. The lot is divided into two sections: BAS 2018 (left) and BAS 1993 (right). The total area is 3,018 square feet.

BLD DATE		LGL DATE	05/13/2026
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37139 PINERIDGE RD, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE	03/19/2024	DC
	INC DATE	AG DATE		

TOTAL OB/XF											
35,614											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		411,457	
TOTAL MARKET OB/XF VALUE		57,614	
TOTAL LAND VALUE - MARKET		173,225	
TOTAL MARKET VALUE		586,841	
SOH/AGL Deduction		376,372	
ASSESSED VALUE		210,469	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		159,058	
TOTAL JUST VALUE		642,296	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		669,423	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007072	CO ISSUED	0	07/12/2018
18002794	MH MOVE-ON	0	04/02/2018
4203	H/AC	4,100	06/01/1992
6793	REPAIR/RRF	5,657	10/15/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1619/0176	4/24/2009	WD	Q	I	02	250,000	
GRANTOR: PRESLEY MICHAEL A & S							
GRANTEE: JENSEN ELI							
1243/0998	7/07/2004	WD	U	V	07	100	
GRANTOR: PRESLEY MICHAEL A & S							
GRANTEE: BOARD OF COUNTY COM							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W73 BAS=[YR=2018] W25 S23 E25 N23\$ S23 E22 S14 E26 N18 E25 N19\$ PTR=N15 FUS=[YR=1993] N12 BAL=[YR=2014] N20 E16 S20 W16\$ E15 S12 W15\$ S15\$.											

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