PT OF LOTS 23 & 24 (S-4)
IN OR 1970/1035
CORNWALL SURVEY

WYATT CHRISTINE E & SIMMIE JR
37262 OLD PINERIDGE RD
HILLIARD, FL 32046

2026

03-3N-24-2020-0023-0040

BUILDING CHARACTERISTICS

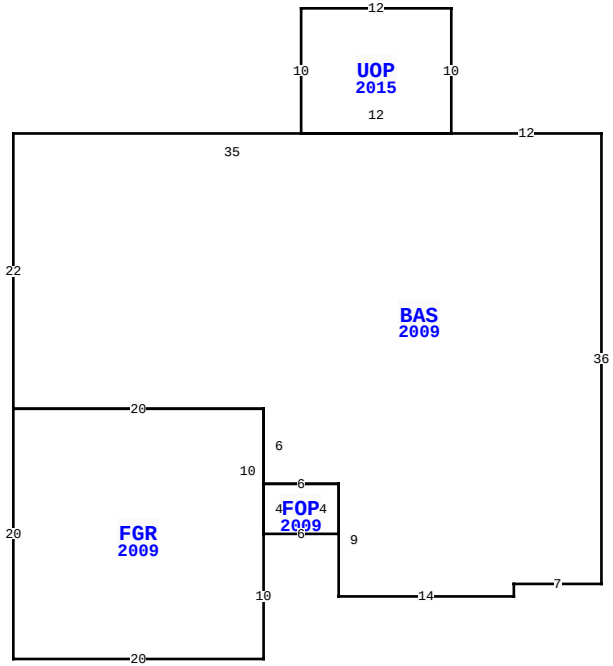
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,378	100	2009	1,378	196,471
FGR	400	55	2009	220	31,367
FOP	24	30	2009	7	998
UOP	120	20	2015	24	3,422
TOTALS	1,922			1,629	232,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,629	148.9710	156.42	254,808	2009	2009	0	0	0	8.85	91.15

1 SINGLE FAM 100% - 2016 Heated Area: 1378 HX Base Yr 2016



37262 OLD PINERIDGE RD, HILLIARD

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

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
3	0351	CARPORT MT	0	100	36	20	720.00	SF	10.00	10.00	100	2026	2022		90	6,480	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,257
TOTAL MARKET OB/XF VALUE		6,480
TOTAL LAND VALUE - MARKET		42,400
TOTAL MARKET VALUE		281,137
SOH/AGL Deduction		104,335
ASSESSED VALUE		176,802
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,391
TOTAL JUST VALUE		281,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22033	CO ISSUED	0	07/07/2009
M14393	MECH OTHER	0	02/01/2009
E21532	ELEC OTHER	3,500	01/01/2009
P13551	NEW CONSTR	0	11/01/2008
R11624	REPAIR/RRF	2,700	10/01/2008
B22033	NEW CONSTR	115,962	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1970/1035	3/25/2015	WD	Q	I	01	165,000
GRANTOR: LAND ERIN DEMAREST						
GRANTEE: WYATT CHRISTINE E &						
1647/1955	10/29/2009	WD	Q	I	01	160,000
GRANTOR: B.Y. FRANKLIN PROPERT						
GRANTEE: LAND ERIN DEMAREST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W12 UOP=[YR=2015] N10 W12 S10 E12$ W35 S22
FGR=[YR=2009] S20 E20 N10 FOP=[YR=2009] E6 N4 W6 S4$ N10
W20$ E20 S6 E6 S9 E14 N1 E7 N36$.

LAND DESCRIPTION

TOTAL OB/XF 6,480

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	1.06	AC		1.00	1.00	1.00	40,000.00	40,000.00	42,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.06 Total Land Value: 42,400 Market: 0 Agricultural: 0 Common: 42,400 PRINTED 07/09/2026 BY SYS