LOT 1
IN OR 1032/1254
LORENA SUB PB 5/313

WEST ROGER R & DAWN S
37220 LORENA DRIVE
HILLIARD, FL 32046

2026

16-3N-24-1270-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

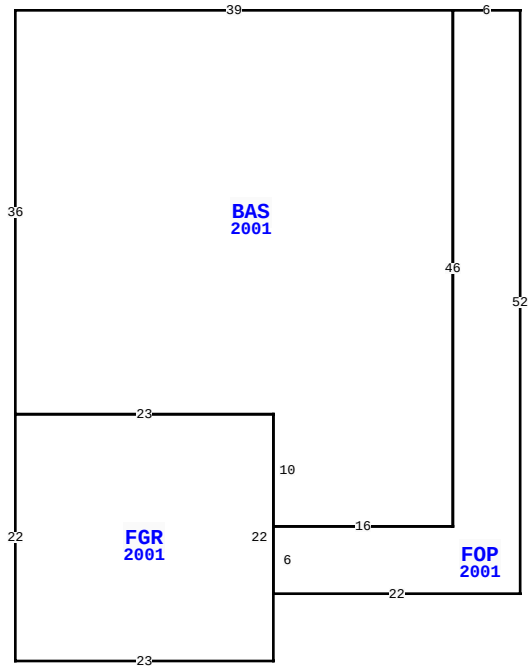
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	2001	1,564	167,160
FGR	506	55	2001	278	29,713
FOP	408	30	2001	122	13,039
TOTALS	2,478			1,964	209,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,964	115.3460	121.11	237,860	2001	2001	0	0	0	11.75	88.25

1 SINGLE FAM 100% - 2002 Heated Area: 1564 HX Base Yr 2002



37220 LORENA DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		209,911
TOTAL MARKET OB/XF VALUE		1,450
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		239,361
SOH/AGL Deduction		109,914
ASSESSED VALUE		129,447
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,036
TOTAL JUST VALUE		239,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0804	OTHER	0	11/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1032/1254	1/24/2002	WD	U	I	21	103,000
GRANTOR: L & B LANDS INC						
GRANTEE: WEST ROGER R & DAWN						
0720/1968	12/30/1994	WD	U	V	07	100
GRANTOR: FRANKLIN AUDRA D						
GRANTEE: L & B LANDS INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W6 BAS=[YR=2001] W39 S36 FGR=[YR=2001] S22 E23 N22 W23$ E23 S10 E16 N46$ S46 W16 S6 E22 N52$.

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
2	0300	BOAT DCK W	0	100	25	5	125.00	SF	40.00	40.00	100	2003	2003	3	29	1,450	

LAND DESCRIPTION

TOTAL OB/XF 1,450

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	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 07/09/2026 BY SYS