LOT 7
IN OR 1731/1489
LORENA SUB PB 5/313

BROWN LINDA CATHLENE
37108 LORENA DRIVE
HILLIARD, FL 32046

2026

16-3N-24-1270-0007-0000

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 90
Interior Floo	08	SHT VINYL 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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

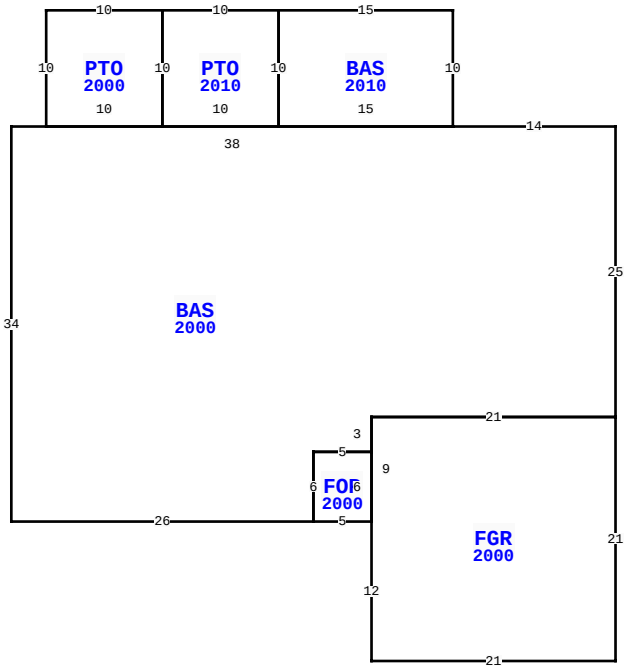
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,549	100	2000	1,549	163,082
BAS	150	100	2010	150	15,792
FGR	441	55	2000	243	25,584
FOP	30	30	2000	9	948
PTO	100	5	2000	5	527
PTO	100	5	2010	5	527
TOTALS	2,370			1,961	206,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,961	114.2680	119.98	235,281	2000	2000	0	0	0	12.25	87.75

1 SINGLE FAM 100% - 2012 Heated Area: 1699 HX Base Yr 2012



37108 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		206,459
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		234,459
SOH/AGL Deduction		106,274
ASSESSED VALUE		128,185
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,774
TOTAL JUST VALUE		234,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0304049	SWIM POOL	0	04/01/2003
0005055	NEW CONSTR	60,192	05/23/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1731/1489	3/03/2011	WD	U	I	11	104,900
GRANTOR: HOUSEHOLD FINANCE COR						
GRANTEE: BROWN LINDA CATHLEN						
1712/0526	11/30/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: HOUSEHOLD FINACNE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W14 BAS=[YR=2010] N10 W15 PTO=[YR=2010] W10 PTO=[YR=2000] W10 S10 E10 N10$ S10 E10 N10$S10 E15$ W38 S34 E26 FOP=[YR=2000] E5 FGR=[YR=2000] S12 E21 N21 W21 S9$N6 W5 S6$ N6 E5 N3 E21 N25$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 07/09/2026 BY SYS