LOT 12
IN OR 2126/457
LORENA SUB PB 5/313

BURKE JOHN E JR
3717 LORENA DRIVE
HILLIARD, FL 32046

2026

16-3N-24-1270-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

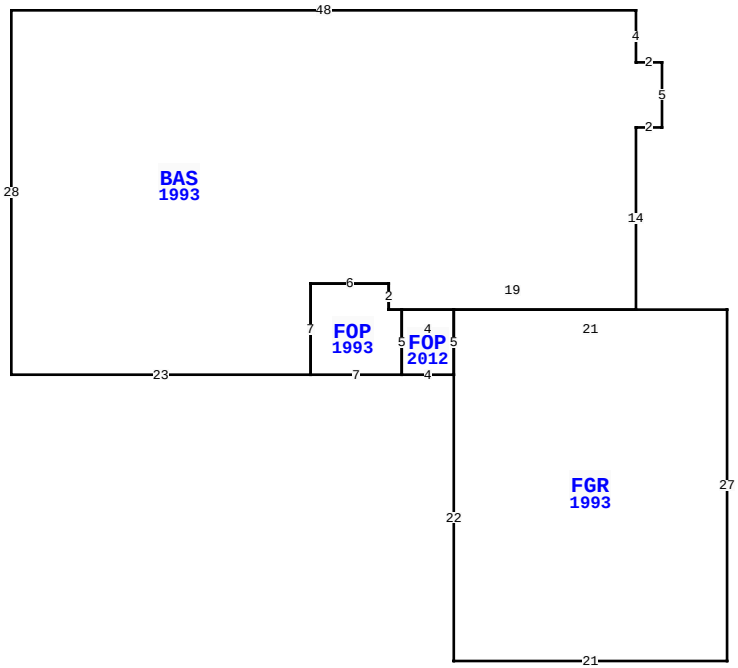
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,217	100	1993	1,217	123,349
FGR	567	55	1993	312	31,623
FOP	47	30	1993	14	1,419
FOP	20	30	2012	6	608
TOTALS	1,851			1,549	156,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,549	126.0006	132.30	204,933	1992	1992	0	0	0	23.39	76.61

1 SINGLE FAM 100% - 2019 Heated Area: 1217 HX Base Yr 2019



3717 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		156,999
TOTAL MARKET OB/XF VALUE		2,860
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		187,859
SOH/AGL Deduction		55,062
ASSESSED VALUE		132,797
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,386
TOTAL JUST VALUE		187,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9304059	SWIM POOL	7,880	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2126/0457	6/12/2017	SW	U	I	12	94,100
GRANTOR: ABFC 2006-OPT2 TRUST						
GRANTEE: BURKE JOHN E JR						
2097/1533	1/30/2017	CT	U	I	18	81,100
GRANTOR: CLERK OF COURT						
GRANTEE: ABFC 2006-OPT2 TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S28 E23 FOP=[YR=1993] E7 FOP=[YR=2012] E4 FGR=[YR=1993] S22 E21 N27 W21 S5$ N5 W4 S5$ N5 W1 N2 W6 S7$ N7 E6 S2 E19 N14 E2 N5 W2 N4$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 2,860

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 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