LOT 14
IN OR 1458/243
LORENA SUB PB 5/313

MUMFORD MELISSA
3755 LORENA AVE
HILLIARD, FL 32046

2026

16-3N-24-1270-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

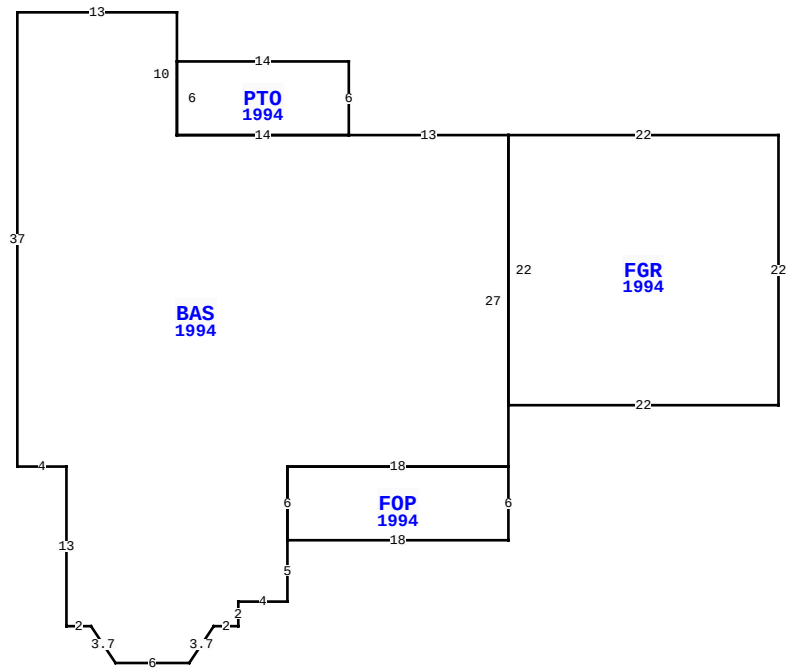
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,460	100	1994	1,460	147,411
FGR	484	55	1994	266	26,857
FOP	108	30	1994	32	3,231
PTO	84	5	1994	4	404
TOTALS	2,136			1,762	177,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,762	124.9600	131.21	231,192	1994	1994	0	0	0	23.05	76.95

1 SINGLE FAM 0% - 0 Heated Area: 1460 HX Base Yr



3755 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	177,902
TOTAL MARKET OB/XF VALUE	2,520
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	208,422
SOH/AGL Deduction	0
ASSESSED VALUE	208,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,422
TOTAL JUST VALUE	208,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9307121	NEW CONSTR	38,000	07/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1458/0243	11/09/2006	WD	Q	I	05	133,000
GRANTOR: WELLS FARGO BANK TRUS						
GRANTEE: MUMFORD MELISSA						
1435/0239	8/04/2006	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK TR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W22 BAS=[YR=1994] W13 PTO=[YR=1994] N6 W14 S6 E14 $ W14 N10 W13 S37 E4 S13 E2 D3 R2 E6 R2 U3 E2 N2 E4 N5 FOP=[YR=1994] E18 N6 W18 S6 $ N6 E18 N27 $ S22 E22 N22 $
.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	0	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