

MEDINA JAVIER A & MELISSA ANN
37145 LORENA DRIVE
HILLIARD, FL 32046

16-3N-24-1270-0019-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																			
Exterior Wall		20		FACE BRICK 100		0100		01		1,668		125.4000		131.67		219,626		2002		2002		0		0		17.25		82.75		VALUATION BY					STANDARD														
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		100% - 2023						Heated Area: 1383												HX Base Yr 2023		Tax Group: 3					Tax Dist:														
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					181,741														
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					0														
Interior Floo		13		LVT/LAMNT 100																										TOTAL LAND VALUE - MARKET					28,000														
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE					209,741														
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction					0														
Bedrooms				3 100																										ASSESSED VALUE					209,741														
Bathrooms				2 100																										TOTAL EXEMPTION VALUE					HX HB 51,411														
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					158,330														
Stories		1.		1. 100																										TOTAL JUST VALUE					209,741														
Units				0 100																										NCON VALUE					0														
Occupancy		00		NONE 100																										INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE					236,333														
Quality		05		Quality Level 05																										PERMIT NUM					DESCRIPTION					AMT					ISSUED				
DOR CODE		0100		SINGLE FAMILY																										20220117					ADDITION					0 04/12/2022									
MAP NUM				MKT AREA																										20210131					MISC.					0 06/21/2021									
NEIGHBORHOOD/LOC		6003.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		1,383		100		2002		1,383		150,688																																							
FGR		404		55		2002		222		24,189																																							
FOP		102		30		2002		31		3,378																																							
PTO		245		5		2021		12		1,307																																							
UOP		100		20		2019		20		2,179																																							
TOTALS		2,234						1,668		181,741																																							
EXTRA FEATURES										37145 LORENA DR, HILLIARD										BLD DATE				LGL DATE		04/09/2026		MLU																					
										XF DATE										LAND DATE																													
										INC DATE										AG DATE																													
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																			
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