PT OF N1/2 OF S1/2 OF NW1/4 OF SW1/4 OF SEC 15-3N-24E IN OR 2828/713

PETERS HEATHER
3718 LORENA DRIVE
HILLIARD, FL 32046

2026

16-3N-24-2020-0011-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	12	CEDAR 40
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
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

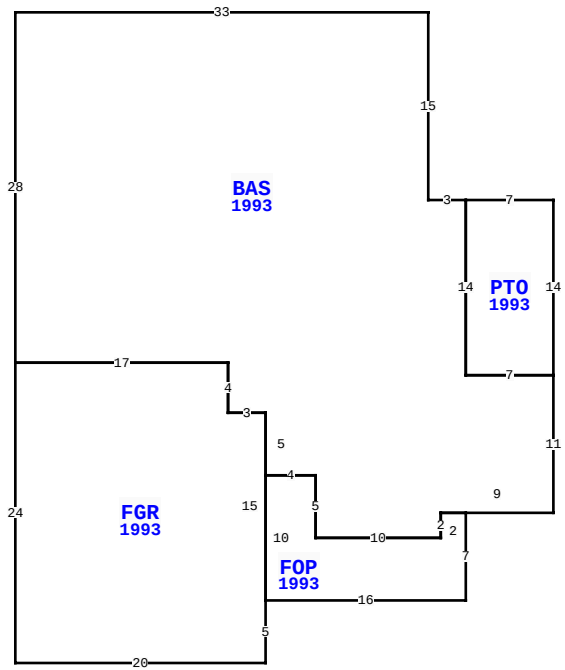
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100	1993	1,252	132,061
FGR	468	55	1993	257	27,108
FOP	104	30	1993	31	3,270
PTO	98	5	1993	5	527
TOTALS	1,922			1,545	162,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,545	129.9276	136.42	210,769	1989	1989	0	0	0	22.68	77.32

1 SINGLE FAM 100% - 2026 Heated Area: 1252 HX Base Yr 2026



3718 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		162,967
TOTAL MARKET OB/XF VALUE		45,370
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		236,337
SOH/AGL Deduction		0
ASSESSED VALUE		236,337
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		184,926
TOTAL JUST VALUE		236,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9510135	SWIM POOL	13,140	10/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2828/713	11/10/2025	WD	U	I	37	200,000
GRANTOR: STRICKLAND DOROTHY						
GRANTEE: PETERS HEATHER						
1574/1219	7/01/2008	QC	Q	I	01	100
GRANTOR: STRICKLAND DONALD L						
GRANTEE: STRICKLAND DOROTHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 S28 FGR=[YR=1993] S24 E20 N5 FOP=[YR=1993] E16 N7 W2 S2 W10 N5 W4 S10 $ N15 W3 N4 W17 $ E17 S4 E3 S5 E4 S5 E10 N2 E9 N11 PTO=[YR=1993] N14 W7 S14 E7 $ W7 N14 W3 N15 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1995	1995	04	85	42,500	
6	1242	WD DECK A	0	100	0	0	100.00	SF	10.00	10.00	100	2017	2017	3	70	700	

LAND DESCRIPTION

TOTAL OB/XF 45,370

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	146.00	100.00	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