PT GOVT LOTS 1,2 & 3 OF
SEC 5-1N-23E IN OR 2413/285
(EX PT IN R/W & EX PT IN OR

LIMBACK KATHERINE MARIE & KENNETH RONALD JR
16976 OAK HILL RD
HILLIARD, FL 32046

2023

05-1N-23-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

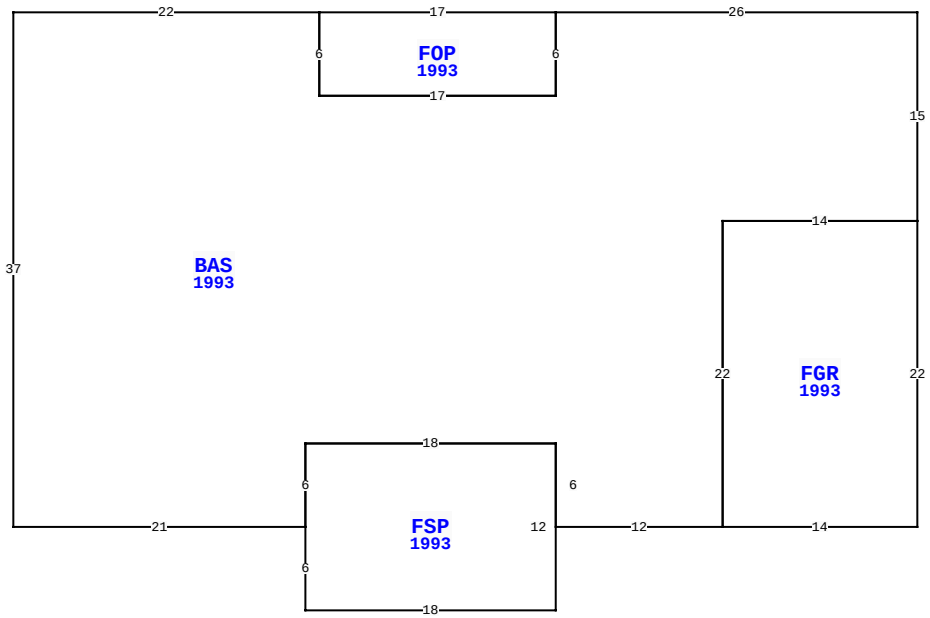
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,887	100	1,887	165,429
FGR	308	55	169	14,816
FOP	102	30	31	2,718
FSP	216	40	86	7,539
TOTALS	2,513		2,173	190,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,173	95.2560	113.12	245,810	1987	1992	0	0	0	22.50	77.50

1 SNGL FAM – 100% - 2022 Heated Area: 1887 HX Base Yr 2022



16976 OAK HILL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		203,925
TOTAL MARKET OB/XF VALUE		6,198
TOTAL LAND VALUE - MARKET		244,440
TOTAL MARKET VALUE		454,563
SOH/AGL Deduction		184,591
ASSESSED VALUE		269,972
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,972
TOTAL JUST VALUE		454,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94526	MH MOVE-ON	10,000	10/01/1994
3747	N/A	47,502	12/08/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2413/0285	11/13/2020	WD	Q	I	01	210,000
GRANTOR: HALL SANDRA LOUISE &						
GRANTEE: LIMBACK KATHERINE M						
2386/0934	8/24/2020	FJ	U	I	11	0
GRANTOR: WHITEHEAD HORACE E ES						
GRANTEE: HALL SANDRA L & DOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FOP=[YR=1993] W17 S6 E17 N6$ S6 W17 N6 W22 S37 E21 FSP=[YR=1993] S6 E18 N12W18S6$N6 E18 S6 E12 FGR=[YR=1993] E14N22W14 S22$ N22 E14 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
2	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1985	1985	3	20	4,200	
3	0751	UOP	0	100	10	30	300.00	SF	10.00	10.00	100	1988	1988	3	20	600	
4	0940	SHEDS/PORT	0	100	10	20	200.00	SF	19.50	19.50	100	1986	1986	3	20	780	
6	0350	CARPORT WD	0	100	30	12	360.00	SF	8.58	8.58	100	1994	1994	3	20	618	

LAND DESCRIPTION

TOTAL OB/XF 6,198

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	13.58	AC		1.00	1.00	1.20	15,000.00	18,000.00	244,440							

REVIEW DATE 08/07/2018 BY TWX Total Acres: 13.58 Total Land Value: 244,440 Market: 0 Agricultural: 0 Common: 244,440 PRINTED 08/02/2023 BY SYS

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HILLIARD, FL 32046

2023

05-1N-23-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

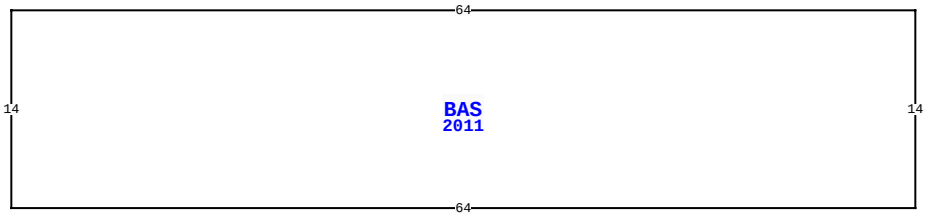
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	13,422
TOTALS	896		896	13,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	896	107.0000	74.90	67,110	1994	1994	0	0	25	70.00	20.00

2 M/H 94+ – 100% - 2022 Heated Area: 896 HX Base Yr 2022



16976 OAK HILL RD, HILLIARD

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SALES DATA

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2386/0934	8/24/2020	FJ	U	I	11	0
GRANTOR: WHITEHEAD HORACE E ES						
GRANTEE: HALL SANDRA L & DOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W64 S14 E64 N14$.

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

REVIEW DATE 08/07/2018 BY TWX Total Acres: 13.58 Total Land Value: 244,440 Market: 0 Agricultural: 0 Common: 244,440 PRINTED 08/02/2023 BY SYS