BLK 175 LOTS 13,14,15 & 16
IN OR 2423/804 (EX PT IN R/W)
TOWN OF HILLIARD WEST S/D OF

DEVEREAUX SETH M
175484 BAY RD
HILLIARD, FL 32046

2023

08-3N-24-2380-0175-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

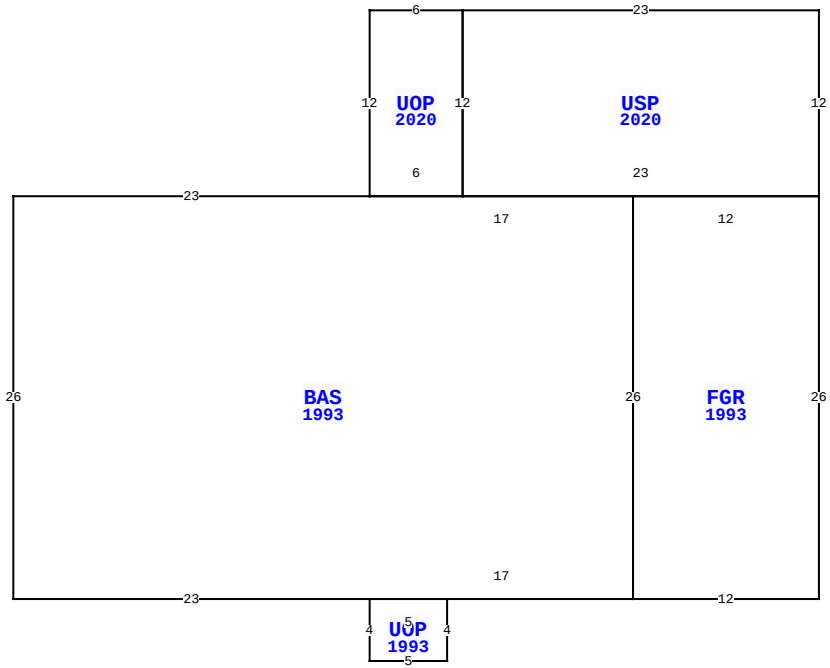
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	112,164
FGR	312	55	172	18,550
UOP	20	20	4	431
UOP	72	20	14	1,510
USP	276	30	83	8,952
TOTALS	1,720		1,313	141,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,313	137.4828	124.08	162,917	1972	2007	0	0	0	13.08	86.92

1 SINGLE FAM – 100% - 2022 Heated Area: 1040 HX Base Yr 2022



175484 BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,607
TOTAL MARKET OB/XF VALUE		516
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		172,123
SOH/AGL Deduction		18,765
ASSESSED VALUE		153,358
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,358
TOTAL JUST VALUE		172,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
46	ADDITION	800	04/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/0804	1/06/2021	WD	Q	I	01	160,000
GRANTOR: DIANA DEAN & NATALIE						
GRANTEE: DEVEREAUX SETH M						
2372/1067	6/29/2020	WD	Q	I	01	117,000
GRANTOR: SIKES ROY A III & JES						
GRANTEE: DIANA DEAN & NATALI						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2020] W23 UOP=[YR=2020] W6 S12 BAS=[YR=1993] W23 S26 E23 UOP=[YR=1993] S4 E5 N4 W5$ E17 FGR=[YR=1993] E12 N26 W12 S26$ N26 W17$ E6 N12$ S12 E23 N12$.

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	0810	CONCRETE A	0	100	0	0	279.00	SF	6.50	6.50	100	1972	1972	3	24	435	
2	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	2002	2002	3	83	81	

LAND DESCRIPTION

TOTAL OB/XF 516

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	SFR	100	0004	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 11/04/2019 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS