BLK 175 LOTS 21,22,23 & 24
(EX PT IN R/W)
TOWN OF HILLIARD WEST S/D OF

HARTER DAVID P & REBECCA MICHELLE
175526 BAY RD
HILLIARD, FL 32046

2023

08-3N-24-2380-0175-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

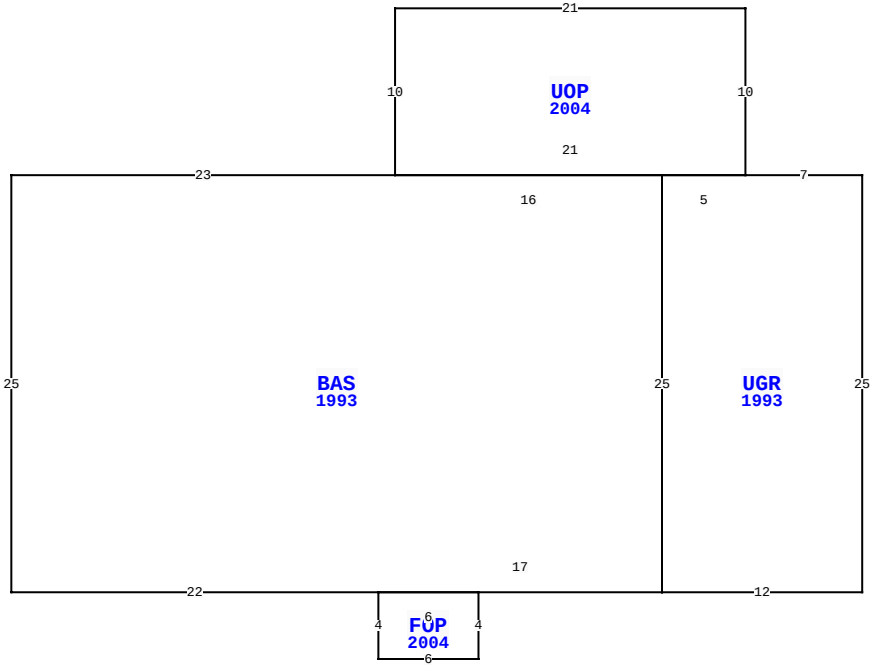
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	975	94,659
FOP	24	30	7	679
UGR	300	45	135	13,106
UOP	210	20	42	4,078
TOTALS	1,509		1,159	112,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,159	132.3940	119.49	138,489	1973	2000	0	0	0	18.75	81.25

1 SINGLE FAM – 0% - 2023 Heated Area: 975 HX Base Yr



175526 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	112,522
TOTAL MARKET OB/XF VALUE	578
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	143,100
SOH/AGL Deduction	0
ASSESSED VALUE	143,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,100
TOTAL JUST VALUE	143,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2595/1771	10/06/2022	WD	Q	I	01	232,000
GRANTOR: AUSTIN TERESA F/K/A T						
GRANTEE: HARTER DAVID PATRIC						
0394/0087	7/01/1983	WD	Q	I		34,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W7 UOP=[YR=2004] N10 W21 S10 BAS=[YR=1993] W23 S25 E22 FOP=[YR=2004] S4 E6 N4 W6$ E17 N25 W16$ E21$ W5 S25 E12 N25$.

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	0	0	0	254.00	SF	6.50	6.50	100	1980	1980	3	35	578	

LAND DESCRIPTION

TOTAL OB/XF 578

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	0	0006	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 09/27/2018 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS