BLK 176 LOTS 20 THRU 24
IN OR 2362/160 (EX PT IN R/W)
TOWN OF HILLIARD WEST S/D OF

HENDERSON JENNIFER R
175598 BAY ROAD
HILLIARD, FL 32046

2023

08-3N-24-2380-0176-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

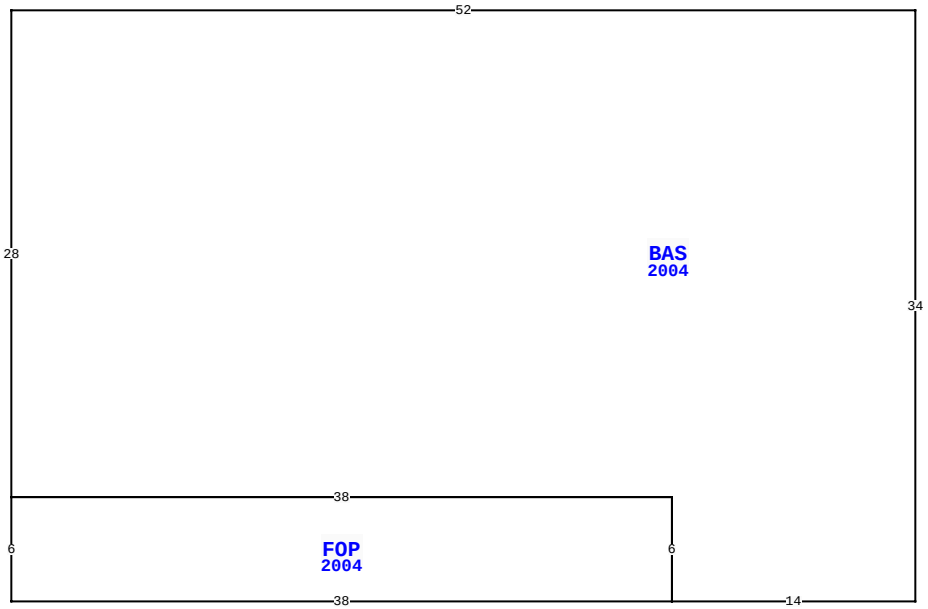
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	1,540	170,426
FOP	228	30	68	7,526
TOTALS	1,768		1,608	177,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,608	99.1440	117.73	189,310	2004	2009	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2021 Heated Area: 1540 HX Base Yr 2021



175598 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		177,951
TOTAL MARKET OB/XF VALUE		4,914
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		220,365
SOH/AGL Deduction		64,426
ASSESSED VALUE		155,939
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,939
TOTAL JUST VALUE		220,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210136	ROOF	0	06/24/2021
0310218	NEW CONSTR	92,000	10/14/2003
9803035	GARAGE	7,500	03/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2362/0160	5/15/2020	WD	Q	I	01	174,000
GRANTOR: WALLIS ROSE						
GRANTEE: HENDERSON JENNIFER						
1081/1658	9/20/2002	QC	U	I	01	100
GRANTOR: HARDWICK WOODROW K &						
GRANTEE: WALLIS RODNEY & ROS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W52 S28 FOP=[YR=2004] S6 E38 N6 W38$ E38 S6 E14 N34$.

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	0510	GARAGE WD-	0	100	26	20	520.00	SF	35.00	35.00	100	1998	1998	3	27	4,914	

LAND DESCRIPTION

TOTAL OB/XF 4,914

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	0006	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							
2	000100	C	SFR	100	0006	R2	25.00	125.00	25.00	FF		1.00	1.00	1.00	300.00	300.00	7,500							

REVIEW DATE 07/22/2021 BY TWX Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS