BLK 177 LOTS 15,16 & 17
(EX PT IN R/W)
TOWN OF HILLIARD WEST S/D OF

NORRIS JUSTIN T
175632 BAY RD
HILLIARD, FL 32046

2023

08-3N-24-2380-0177-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 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		1 100
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

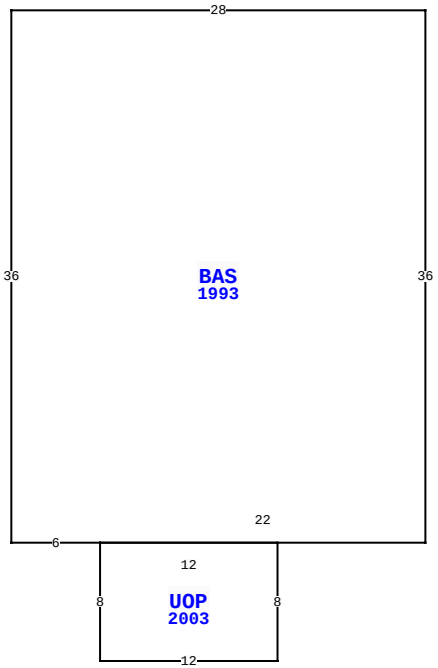
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	109,368
UOP	96	20	19	2,061
TOTALS	1,104		1,027	111,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,027	126.2844	113.97	117,047	1987	2012	0	0	0	4.80	95.20

1 SINGLE FAM – 100% - 2021 Heated Area: 1008 HX Base Yr 2021



175632 BAY RD, HILLIARD

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		111,429
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		133,929
SOH/AGL Deduction		25,043
ASSESSED VALUE		108,886
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,886
TOTAL JUST VALUE		133,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220154	REPAIR/RRF	0	05/04/2022
87-739	NEW CONSTR	20,000	03/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0686	8/05/2020	WD	Q	I	01	145,000
GRANTOR: DIANA DEAN J & NATALI						
GRANTEE: NORRIS JUSTIN T						
2314/1362	10/24/2019	SW	U	I	18	65,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: DIANA DEAN J & NATA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S36 E6 UOP=[YR=2003] S8 E12 N8 W12$ E22 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							

REVIEW DATE 06/13/2022 BY TWA Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/02/2023 BY SYS