BLK 177 LOTS 18 THRU 21
(EX PT IN R/W)
TOWN OF HILLIARD WEST S/D OF

JOHNSON JOEL J/DEZIEL BERKLEY
175646 BAY RD
HILLIARD, FL 32046

2023

08-3N-24-2380-0177-0180

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	13	LVT/LAMNT 100
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	06	Quality Level 06

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	912	100	912	109,077
BAS	69	100	69	8,253
FOP	60	30	18	2,152
TOTALS	1,041		999	119,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	999	136.6200	123.30	123,177	1938	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2023 Heated Area: 981 HX Base Yr

BLD DATE	01/29/2008 JH	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

175646 BAY RD, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	119,482
TOTAL MARKET OB/XF VALUE	2,600
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	152,082
SOH/AGL Deduction	0
ASSESSED VALUE	152,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,082
TOTAL JUST VALUE	152,082
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210163	NEW SHED	0	08/13/2021
20210067	NEW ROOF	3,800	03/31/2021
9304053	REPAIR/RRF	700	04/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/0383	6/27/2022	WD	Q	I	01	204,000
GRANTOR: HOLCOMBE SAMANTHA J &						
GRANTEE: JOHNSON JOEL J & BE						
2482/1634	7/26/2021	WD	Q	I	01	160,000
GRANTOR: ZANDER ERIC S						
GRANTEE: HOLCOMBE SAMANTHA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 BAS=[YR=2021] N6 W10S3W3 S3 E13$ W37 S24 E20
FOP=[YR=1993] S6 E10 N6 W10$ E18N24$.

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	400.00	SF	6.50	6.50	100	2021	2021	3	100	2,600	

LAND DESCRIPTION

TOTAL OB/XF 2,600

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 11/09/2021 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS