BLK 179 LOTS 13,14,15,16 & 17
IN OR 283/40 (EX PT IN R/W)
TOWN OF HILLIARD WEST S/D OF

VARNES BARBARA J L/E/
175750 BAY ROAD
HILLIARD, FL 32046

2023

08-3N-24-2380-0179-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

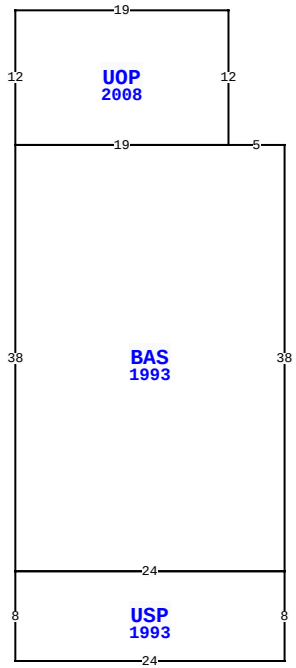
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	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	912	100	912	72,002
UOP	228	20	46	3,631
USP	192	30	58	4,579
TOTALS	1,332		1,016	80,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,016	104.7600	94.55	96,063	1945	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 0 Heated Area: 912 HX Base Yr



175750 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		80,213
TOTAL MARKET OB/XF VALUE		6,893
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		124,606
SOH/AGL Deduction		91,778
ASSESSED VALUE		32,828
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		2,828
TOTAL JUST VALUE		124,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1443	2/24/2022	LE	U	I	14	100

GRANTOR: VARNES BARBARA J

GRANTEE: VARNES BARBARA J L/

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 UOP=[YR=2008] N12 W19 S12 E19$ W19 S38
USP=[YR=1993] S8 E24N8 W24$ E24 N38$.

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
4	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2013	2013	3	65	3,900	
5	0681	POLE SHED	0	100	19	14	266.00	SF	15.00	15.00	100	2013	2013	3	75	2,993	

LAND DESCRIPTION

TOTAL OB/XF 6,893

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	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500							

REVIEW DATE 11/04/2019 BY TWA Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS