BLK 180 LOTS 13 THRU 20
IN OR 910/749 & OR 1021/1227 &
OR 1988/120 (EX PT IN R/W)

KIRKLAND CHRISTOPHER & JENNIFER L
PO BOX 1204
HILLIARD, FL 32046-1204

2023

08-3N-24-2380-0180-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

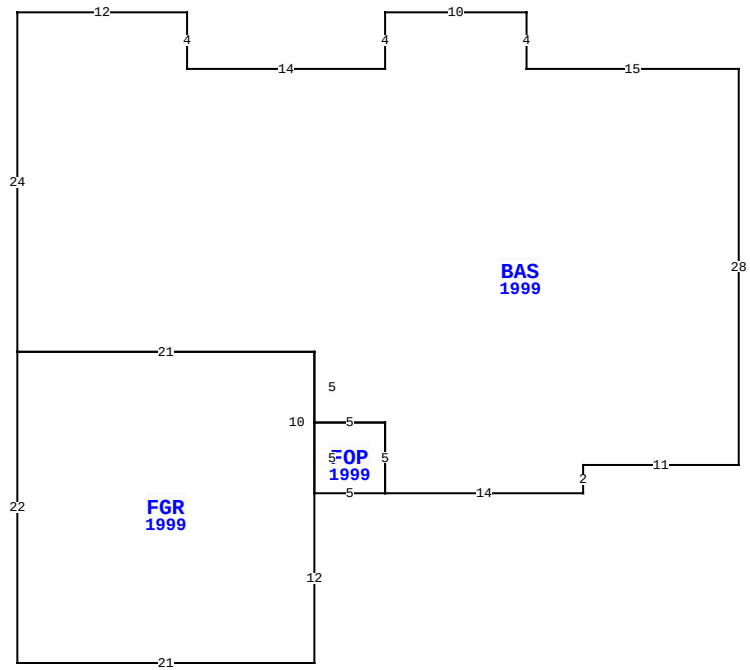
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,361	100	1,361	146,337
FGR	462	55	254	27,311
FOP	25	30	8	860
TOTALS	1,848		1,623	174,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,623	130.2030	117.51	190,719	1999	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2000 Heated Area: 1361 HX Base Yr 2000



175828 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		174,508
TOTAL MARKET OB/XF VALUE		3,688
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		238,196
SOH/AGL Deduction		117,139
ASSESSED VALUE		121,057
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,057
TOTAL JUST VALUE		238,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210051	CARPORT	7,390	03/16/2021
0541	NEW CONSTR	60,192	08/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/0170	2/10/2023	QC	U	I	11	100
GRANTOR: KIRKLAND CHRISTOPHER						
GRANTEE: KIRKLAND CHIRSTOPHE						
1988/0120	6/26/2015	QC	U	V	11	100
GRANTOR: MORGAN TAMMY						
GRANTEE: KIRKLAND CHRIS S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W15 N4 W10 S4 W14 N4 W12 S24 FGR=[YR=1999] S22 E21 N12 FOP=[YR=1999] E5 N5 W5 S5$ N10 W21$ E21 S5 E5 S5 E14 N2 E11 N28$.

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	0812	CONCRETE C	0	100	0	0	1,167.00	SF	4.00	4.00	100	1999	1999	3	79	3,688	

LAND DESCRIPTION

TOTAL OB/XF 3,688

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	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 04/29/2021 BY TWJH Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS