

BLK 180 LOTS 21 THRU 24
IN OR 2051/23 (EX PT IN R/W)
TOWN OF HILLIARD WEST S/D OF

SIMMONS ROBERT L/SIMMONS VICKIE R EST
175864 BAY RD
HILLIARD, FL 32046

2023

08-3N-24-2380-0180-0210



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

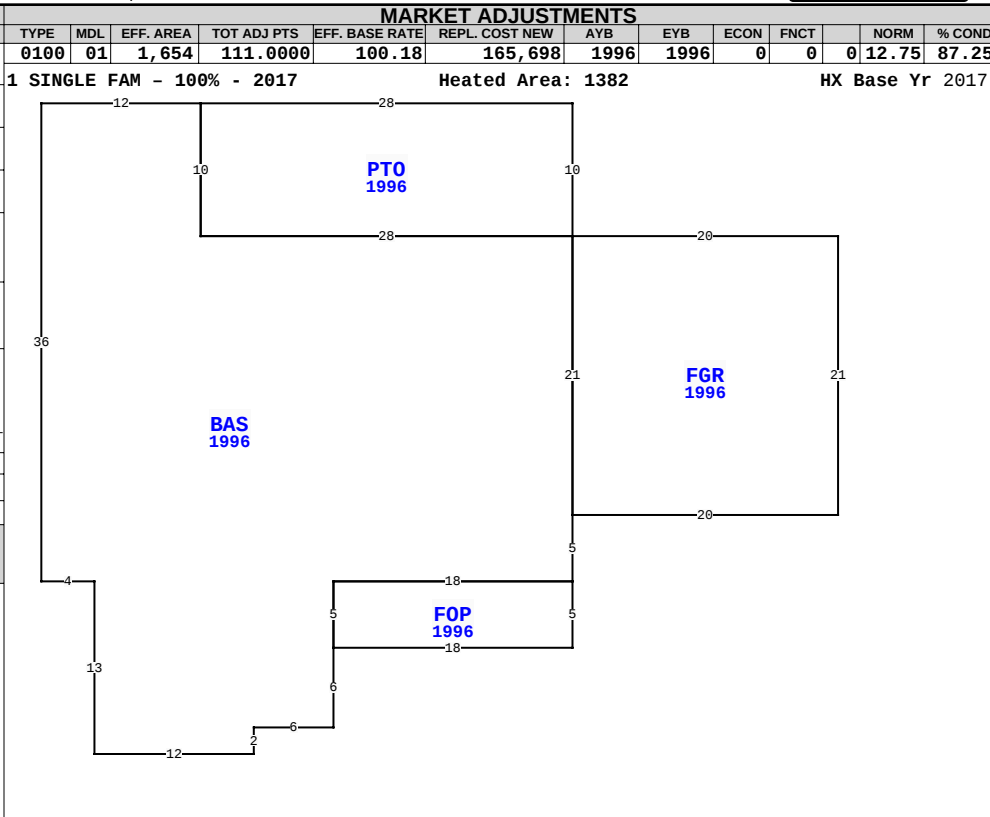
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,382	100	1,382	120,797
FGR	420	55	231	20,191
FOP	90	30	27	2,360
PTO	280	5	14	1,224

TOTALS	2,172		1,654	144,572
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,060.00	SF	4.00	
3	0810	CONCRETE A	0 100	0	0	488.00	SF	6.50	
4	0940	SHEDS/PORT	0 100	10	18	180.00	SF	30.00	
5	0351	CARPORT MT	0 100	20	18	360.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R2	100.00	125.00	100.00

REVIEW DATE 01/14/2021 BY WWA



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

175864 BAY RD, HILLIARD

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0812	CONCRETE C	0 100	0	0	1,060.00	SF	4.00	4.00	100	1996	1996	3	73	3,095	
3	0810	CONCRETE A	0 100	0	0	488.00	SF	6.50	6.50	100	2010	2010	3	92	2,918	
4	0940	SHEDS/PORT	0 100	10	18	180.00	SF	30.00	30.00	100	2016	2016	3	78	4,212	
5	0351	CARPORT MT	0 100	20	18	360.00	SF	10.00	10.00	100	2016	2016	3	78	2,808	

TOTAL OB/XF													15,833		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA			
06	R2	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00				
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Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		144,572	
TOTAL MARKET OB/XF VALUE		15,833	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		190,405	
SOH/AGL Deduction		66,522	
ASSESSED VALUE		123,883	
TOTAL EXEMPTION VALUE		HX HB WR	55,000
BASE TAXABLE VALUE		68,883	
TOTAL JUST VALUE		190,405	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		155,938	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160083	XFOB	0	05/26/2016
20160080	REPAIR/RRF	0	05/24/2016
150115	XFOB	0	11/19/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2051/0023	2/18/2016	SW	U	I	12	106,000	
GRANTOR: STRUCTURED ASSET INVE							
GRANTEE: SIMMONS ROBERT L &							
1992/0984	7/21/2015	CT	U	I	18	36,000	
GRANTOR: CLERK OF COURT							
GRANTEE: STRUCTURED ASSET IN							

BUILDING NOTES									

BUILDING DIMENSIONS									
PTO=[YR=1996] W28 BAS=[YR=1996] W12 S36 E4 S13 E12 N2 E6 N6 FOP=[YR=1996] E18 N5 W18 S5\$ N5 E18 N5 FGR=[YR=1996] E20 N21 W20 S21\$ N21 W28 N10\$ S10 E28 N10\$.									

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