PT OF N1/2 OF SW1/4
IN OR 1664/1866
EX 9-1 9-2 & 9-3

BETTS ROBERT & GAIL
17347 MCINTOSH RD
HILLIARD, FL 32046

2023

10-3N-23-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

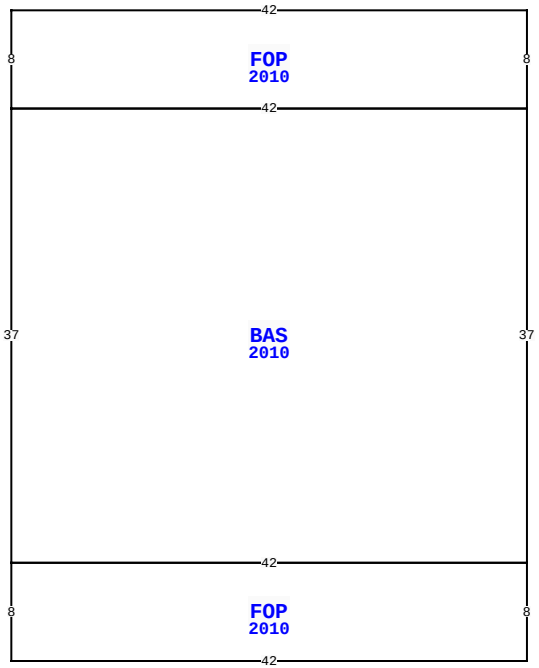
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100	1,554	161,452
FOP	336	30	101	10,493
FOP	336	30	101	10,493
TOTALS	2,226		1,756	182,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,756	126.5000	114.17	200,483	2010	2010	0	0	0	9.00	91.00

2 SINGLE FAM – 100% - 2011 Heated Area: 1554 HX Base Yr 2011



17347 MCINTOSH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		182,440
TOTAL MARKET OB/XF VALUE		22,716
TOTAL LAND VALUE - MARKET		278,510
TOTAL MARKET VALUE		283,404
SOH/AGL Deduction		158,646
ASSESSED VALUE		124,758
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,758
TOTAL JUST VALUE		483,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24401	ADDITION	12,526	02/01/2011
C23532	CO ISSUED	0	10/01/2010
M15485	H/AC	0	07/01/2010
P14265	OTHER	0	05/01/2010
E22606	ELEC OTHER	0	04/01/2010
B23532	NEW CONSTR	213,923	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1664/1866	2/23/2010	WD	U	I	30	100
GRANTOR: POWERS MELBA						
GRANTEE: BETTS ROBERT & GAIL						
0800/1369	7/23/1997	WD	U	I	18	100
GRANTOR: MCINTOSH LUCY L/E						
GRANTEE: POWERS MELBA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2010] W42 S8 BAS=[YR=2010] S37 FOP=[YR=2010] S8 E42 N8 W42$ E42 N37 W42$ E42 N8$.

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
2	0532	STBL WD FL	0	100	35	12	420.00	SF	25.00	25.00	100	2011	2011	3	68	7,140	
3	0811	CONCRETE B	0	100	35	18	630.00	SF	5.20	5.20	100	2011	2011	3	93	3,047	
4	0510	GARAGE WD-	0	100	25	12	300.00	SF	35.00	35.00	100	2011	2011	3	68	7,140	
5	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2012	2012	3	71	3,067	
6	0820	WOOD WALK	0	100	0	0	366.00	SF	11.75	11.75	100	2014	2014	3	54	2,322	

LAND DESCRIPTION

TOTAL OB/XF 22,716

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.45	AC		1.00	1.00	1.00	30,000.00	30,000.00	73,500							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	10.79	AC		1.00	1.00	1.00	440.00	440.00	4,748							
3	009910	M	MKT.VAL.AG	0	0005	OR	0.00	0.00	10.79	AC		1.00	1.00	1.00	19,000.00	19,000.00	205,010							

REVIEW DATE 04/16/2020 BY TWA Total Acres: 13.24 Total Land Value: 78,248 Market: 205,010 Agricultural: 4,748 Common: 73,500 PRINTED 08/02/2023 BY SYS