

LOT 2
IN OR 2017/214
LONESOME OAK ESTATES PB 8/8

KIBLER MICHAEL C & KATE S
171776 BAY RD
HILLIARD, FL 32046

2023

10-3N-23-1225-0002-0000



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	11 CLAY TILE 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 0 100
Occupancy	00 NONE 100

Quality 05 Quality Level 05
DOR CODE 0100 SINGLE FAMILY

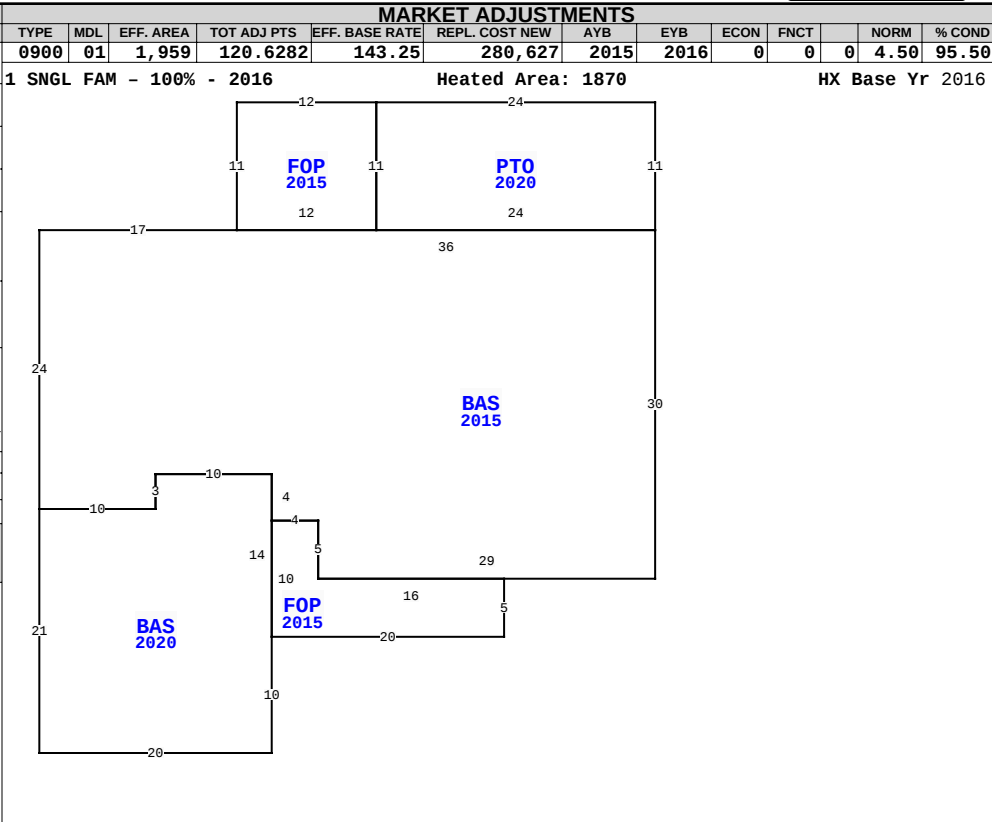
MAP NUM MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	1,420	194,261
BAS	450	100	450	61,562
FOP	120	30	36	4,925
FOP	132	30	40	5,472
PTO	264	5	13	1,778

TOTALS 2,386 1,959 267,999

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,700.00	SF	4.00	4.00	
2	0350	CARPORT WD	0	100	42	16	672.00	SF	13.00	13.00	
4	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	504.00	SF	10.00	10.00	
6	0462	ST/AL FNC	0	100	124	4	496.00	SF	10.00	10.00	
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.01	AC	



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

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
4.00	100	2015	2015	3	96	6,528	
13.00	100	2019	2019	3	90	7,862	
85.00	100	2021	2021	3	98	34,986	
10.00	100	2021	2021	3	100	5,040	
10.00	100	2021	2021	3	98	4,861	
300.00	100	2021	2021	3	99	594	

TOTAL OB/XF											
59,871											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		284,768	
TOTAL MARKET OB/XF VALUE		59,871	
TOTAL LAND VALUE - MARKET		30,300	
TOTAL MARKET VALUE		374,939	
SOH/AGL Deduction		104,256	
ASSESSED VALUE		270,683	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		220,683	
TOTAL JUST VALUE		374,939	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,799	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008559	SWIM POOL	34,650	09/16/2020
19012858	GARAGE	40,572	12/18/2019
B1530468	CO ISSUED	0	10/01/2015
B1530468	NEW CONSTR	176,352	05/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2017/0214	11/25/2015	WD	Q	I	01	170,000	
GRANTOR: B Y FRANKLIN PROPERTI							
GRANTEE: KIBLER MICHAEL C &							
2017/0214	11/25/2015	WD	Q	I	01	170,000	
GRANTOR: B Y FRANKLIN PROPERTI							
GRANTEE: KIBLER MICHAEL C &							

BUILDING NOTES											
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BUILDING DIMENSIONS
PTO=[YR=2020] W24 FOP=[YR=2015] W12 S11 BAS=[YR=2015] W17 S24
BAS=[YR=2020] S21 E20 N10 FOP=[YR=2015] E20 N5 W16 N5 W4 S10\$
N14 W10 S3 W10\$ E10 N3 E10 S4 E4 S5 E29 N30 W36\$ E12 N11\$ S11
E24 N11\$.

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