PT E1/2 OF E1/2 LOTS 14 & 16 &
ALL E1/2 OF E1/2 OF LOT 15
IN OR 2372/26

PONCE CATALINA B
17080 MCINTOSH RD
HILLIARD, FL 32046

2023

10-3N-23-2020-0014-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

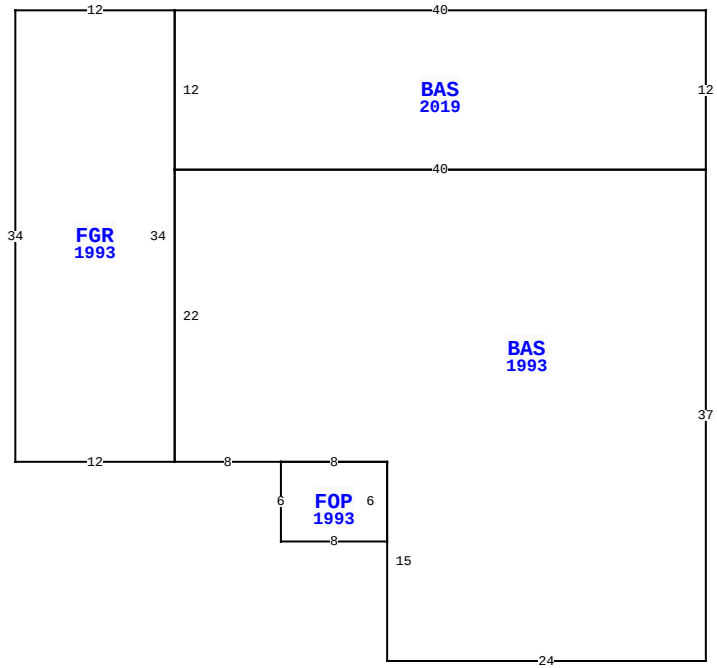
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100	1,240	114,594
BAS	480	100	480	44,359
FGR	408	55	224	20,701
FOP	48	30	14	1,294
TOTALS	2,176		1,958	180,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,958	110.1030	99.37	194,566	1992	2007	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1720 HX Base Yr 2021



17080 MCINTOSH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		180,946
TOTAL MARKET OB/XF VALUE		3,024
TOTAL LAND VALUE - MARKET		90,500
TOTAL MARKET VALUE		274,470
SOH/AGL Deduction		96,064
ASSESSED VALUE		178,406
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		123,406
TOTAL JUST VALUE		274,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8437	NEW CONSTR	63,366	10/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/0026	6/26/2020	WD	Q	I	01	198,000
GRANTOR: JRP RENOVATIONS JAX L						
GRANTEE: PONCE CATALINA B &						
2321/0613	11/22/2019	WD	U	I	37	90,000
GRANTOR: BOYETTE VALJEAN &						
GRANTEE: JRP RENOVATIONS JAX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 FGR=[YR=1993] W12 S34 E12 BAS=[YR=1993] E8FOP=[YR=1993] S6 E8 N6 W8$ E8 S15 E24 N37 W40 S22$ N34$ S12 E40 N12$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	74	1,480	
2	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	1992	1992	3	66	1,544	

LAND DESCRIPTION

TOTAL OB/XF 3,024

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.62	AC		1.00	1.00	1.00	25,000.00	25,000.00	90,500							

REVIEW DATE 04/16/2020 BY TWA Total Acres: 3.62 Total Land Value: 90,500 Market: 0 Agricultural: 0 Common: 90,500 PRINTED 08/02/2023 BY SYS