PT OF LOT 15 (S-5)
IN OR 2486/1300
CORNWALL SURVEY

MCVAY KEITH C & GWENDOLYN W
172450 BAY ROAD
HILLIARD, FL 32046

2023

11-3N-23-2020-0015-0050

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

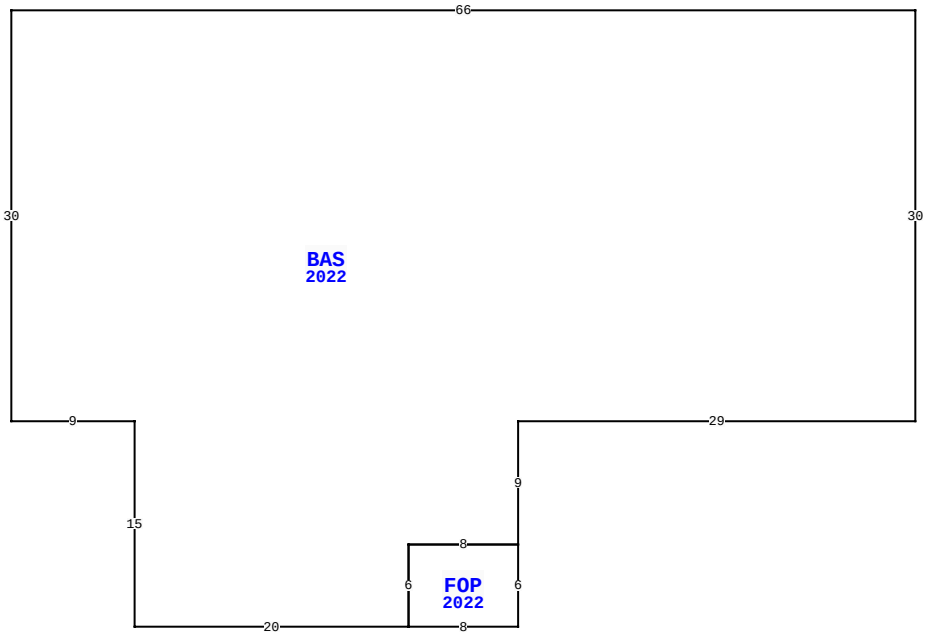
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,352	100	2,352	185,813
FOP	48	30	14	1,106
TOTALS	2,400		2,366	186,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,366	114.0000	79.80	188,807	2021	2021	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2023 Heated Area: 2352 HX Base Yr 2023



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

172450 BAY RD, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		186,919
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		83,750
TOTAL MARKET VALUE		270,669
SOH/AGL Deduction		48,207
ASSESSED VALUE		222,462
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,462
TOTAL JUST VALUE		270,669
NCON VALUE		148,924
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003653	CO ISSUED	0	03/08/2022
21017114	45*68 TWMH	0	12/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2486/1300	6/21/2021	WD	Q	V	01	66,500
GRANTOR: RPC FAMILY TRUST #1						
GRANTEE: MCVAY KEITH C & GWE						
1448/0700	9/29/2006	WD	Q	V		42,200
GRANTOR: JDC LANDCORP LLC						
GRANTEE: CINTORINO RICHARD P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W66 S30 E9 S15 E20 FOP=[YR=2022] E8 N6 W8 S6$ N6 E8 N9 E29 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0007	OR	0.00	0.00	3.35	AC		1.00	1.00	1.00	25,000.00	25,000.00	83,750							

REVIEW DATE 04/28/2022 BY TW Total Acres: 3.35 Total Land Value: 83,750 Market: 0 Agricultural: 0 Common: 83,750 PRINTED 08/02/2023 BY SYS