PT OF LOT 16 (S-6)
IN OR 2522/1148
CORNWALL SURVEY

KOLBECK JESS E & TORRIE
172406 BAY RD
HILLIARD, FL 32046

2023

11-3N-23-2020-0016-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

172406 BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	86,100
TOTAL MARKET VALUE	86,100
SOH/AGL Deduction	13,489
ASSESSED VALUE	72,611
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,611
TOTAL JUST VALUE	86,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002965	NEW CONSTR	192,858	03/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2522/1148	12/17/2021	WD	Q	V	01	95,000
GRANTOR: HUBBARD JASON & SABEN						
GRANTEE: KOLBECK JESS E & TO						
2473/0500	6/18/2021	WD	Q	V	01	90,000
GRANTOR: TISON RANDY S & REBEC						
GRANTEE: HUBBARD JASON & SAB						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	OR	0.00	0.00	2.87	AC		1.00	1.00	1.00	30,000.00	30,000.00	86,100							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 2.87 Total Land Value: 86,100 Market: 0 Agricultural: 0 Common: 86,100 PRINTED 08/02/2023 BY SYS