

PT W1/4 OF LOT 17 (S-2)
IN OR 1746/1148
CORNWALL SURVEY PB 0/31

SIMS JESSE A & CLARA FRANCES
172618 BAY RD
HILLIARD, FL 32046

2023

11-3N-23-2020-0017-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

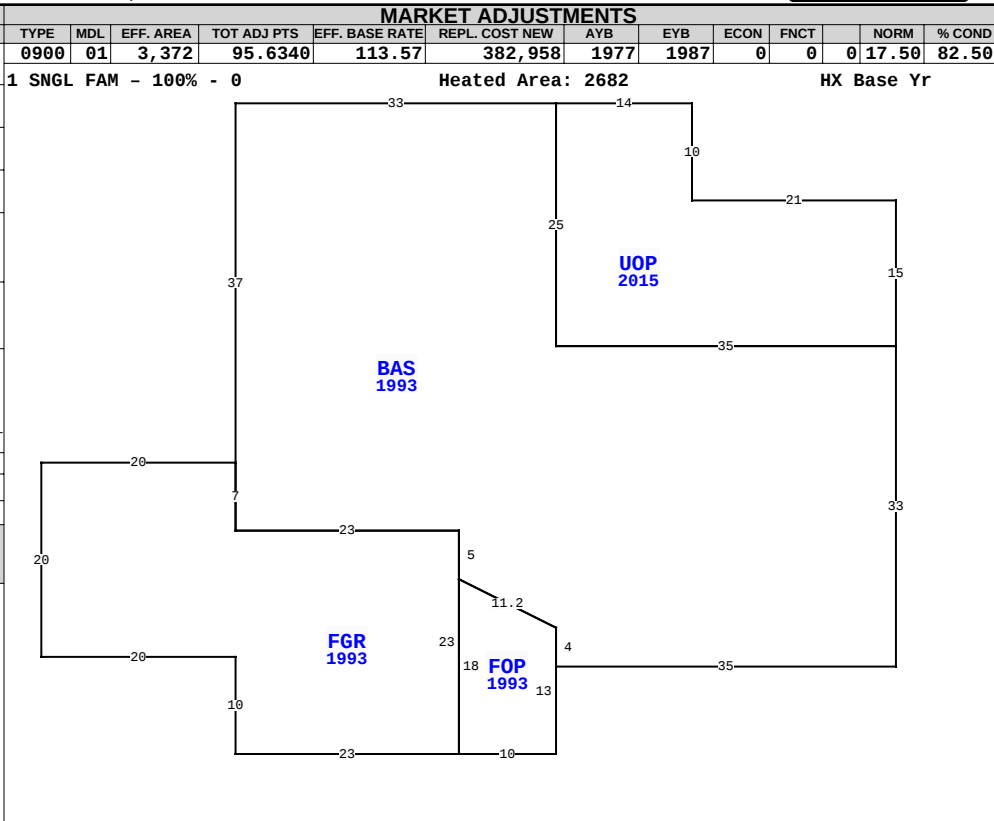
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,682	100	2,682	251,291
FGR	929	55	511	47,878
FOP	155	30	46	4,310
UOP	665	20	133	12,462

TOTALS	4,431		3,372	315,940
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	34	26	884.00	SF	5.20	5.20	
8	1126	CB/STC 8"	0	100	0	0	44.00	SF	8.00	8.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.47	AC	



172618 BAY RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
2,905											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		315,940	
TOTAL MARKET OB/XF VALUE		2,905	
TOTAL LAND VALUE - MARKET		44,100	
TOTAL MARKET VALUE		362,945	
SOH/AGL Deduction		197,468	
ASSESSED VALUE		165,477	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		115,477	
TOTAL JUST VALUE		362,945	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		336,011	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2128/1228	12/23/2016	SW	U	I	11	100	
GRANTOR: NAUGHTON CLAUDIA CASS							
GRANTEE: CLAUDIA CASSIDY NAU							
1746/1148	6/30/2011	QC	U	I	11	100	
GRANTOR: SIMS JESSE A & CLARA							
GRANTEE: SIMS JESSE A & CLAR							

BUILDING NOTES											

BUILDING DIMENSIONS											
UOP=[YR=2015] W21 N10 W14 BAS=[YR=1993] W33 S37 FGR=[YR=1993] W20 S20 E20 S10 E23 FOP=[YR=1993] E10 N13 L10 U5 S18\$ N23 W23 N7 \$ S7E23 S5 D5 R10 S4 E35 N33 W35 N25 \$ S25 E35 N15 \$.											