LOT W200 FT OF S100 FT OF 1
IN OR 545 PG 649
EX R/W OR 489/513

CARVER CATHERINE/CARVER CONNIE JUNE
1754 BELL RD
HILLIARD, FL 32046

2023

14-3N-23-2020-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

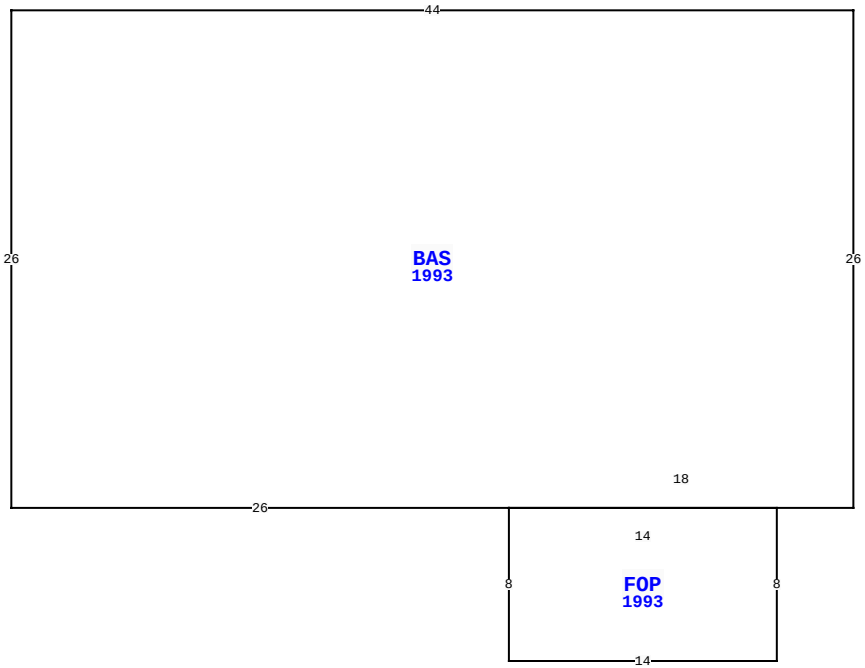
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,144	100	1,144	83,699
FOP	112	30	34	2,487
TOTALS	1,256		1,178	86,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,178	104.9400	94.71	111,568	1960	1960	0	0	0	22.75	77.25

1 SINGLE FAM – 100% - 2002 Heated Area: 1144 HX Base Yr 2002



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

17054 BELL RD, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		86,186
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		16,320
TOTAL MARKET VALUE		102,506
SOH/AGL Deduction		84,844
ASSESSED VALUE		17,662
TOTAL EXEMPTION VALUE	HX HB	17,662
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		102,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0545/0649	6/14/1988	WD	U	I	18	100
GRANTOR: CARVER JE & MARY M						
GRANTEE: CARVER JESSE ET AL						
0153/0223	1/01/1973	FS	U	I		1,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S26 E26 FOP=[YR=1993] S8 E14 N8 W14 $ E18 N26 $.

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	0005	OR	0.00	0.00	0.34	AC		1.00	1.00	1.60	30,000.00	48,000.00	16,320							

REVIEW DATE 09/11/2018 BY TWA Total Acres: 0.34 Total Land Value: 16,320 Market: 0 Agricultural: 0 Common: 16,320 PRINTED 08/02/2023 BY SYS