LOT 2 IN OR 2218/1183
CORNWALL SURVEY SEC 14-3N-23E
PBK O/31

JOHNSTON CODY L
17080 BELL RD
HILLIARD, FL 32046

2023

14-3N-23-2020-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

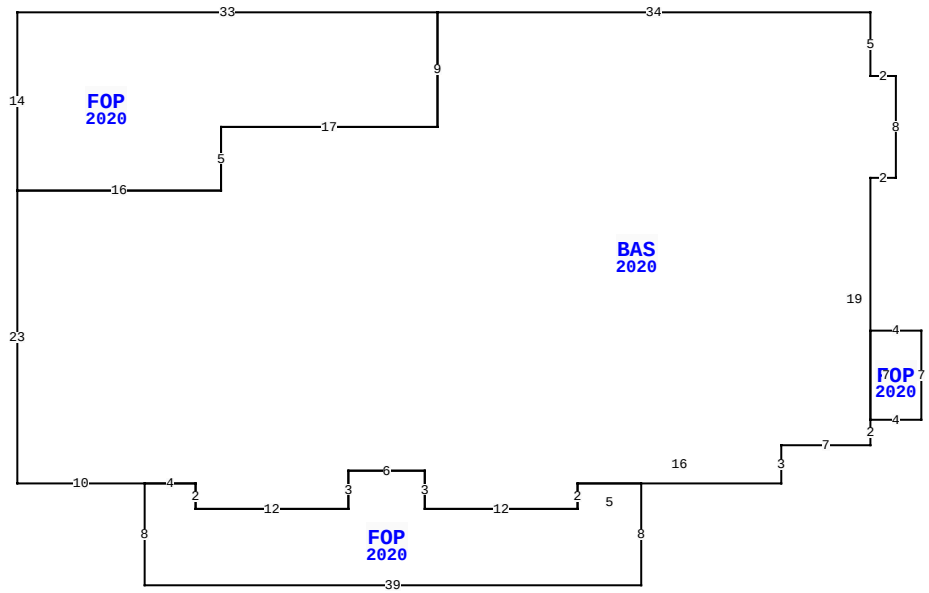
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,139	100	2,139	271,295
FOP	28	30	8	1,015
FOP	270	30	81	10,273
FOP	377	30	113	14,332
TOTALS	2,814		2,341	296,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,341	107.3443	127.47	298,407	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 2139 HX Base Yr 2021



17080 BELL RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,915
TOTAL MARKET OB/XF VALUE		65,664
TOTAL LAND VALUE - MARKET		185,630
TOTAL MARKET VALUE		548,209
SOH/AGL Deduction		178,769
ASSESSED VALUE		369,440
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		319,440
TOTAL JUST VALUE		548,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006497	CO ISSUED	0	07/27/2020
20000384	NEW CONSTR	272,948	01/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2218/1183	8/16/2018	WD	Q	V	01	95,000
GRANTOR: WEIGEL WILLIAM R III						
GRANTEE: JOHNSTON CODY L						
1679/1950	5/20/2010	WD	U	V	30	76,700
GRANTOR: HARNAGE WILLIAM M II						
GRANTEE: WEIGEL JOANNE						

BUILDING NOTES

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	0681	POLE SHED	0	100	48	30	1,440.00	SF	24.00	24.00	100	2020	2020	3	95	32,832	
2	0681	POLE SHED	0	100	48	30	1,440.00	SF	24.00	24.00	100	2020	2020	3	95	32,832	

BUILDING DIMENSIONS

BAS=[YR=2020] W2 N5 W34 FOP=[YR=2020] W33 S14 E16 N5 E17 N9$ S9 W17 S5 W16 S23 E10 FOP=[YR=2020] S8 E39 N8 W5 S2 W12 N3 W6 S3 W12 N2 W4$ E4 S2 E12 N3 E6 S3 E12 N2 E16 N3 E7 N2 FOP=[YR=2020] E4 N7 W4 S7$ N19 E2 N8$.

LAND DESCRIPTION

TOTAL OB/XF 65,664

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		OR	0.00	0.00	9.77	AC		1.00	1.00	1.00	19,000.00	19,000.00	185,630							

REVIEW DATE 10/19/2020 BY TWX Total Acres: 9.77 Total Land Value: 185,630 Market: 0 Agricultural: 0 Common: 185,630 PRINTED 08/02/2023 BY SYS