LOT 10
IN OR 1949/1916
CORNWALL SURVEY SEC 14-3N-23E

REHME SCOTT A & ROBERTA G
17618 BELL RD
HILLIARD, FL 32046

2023

14-3N-23-2020-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

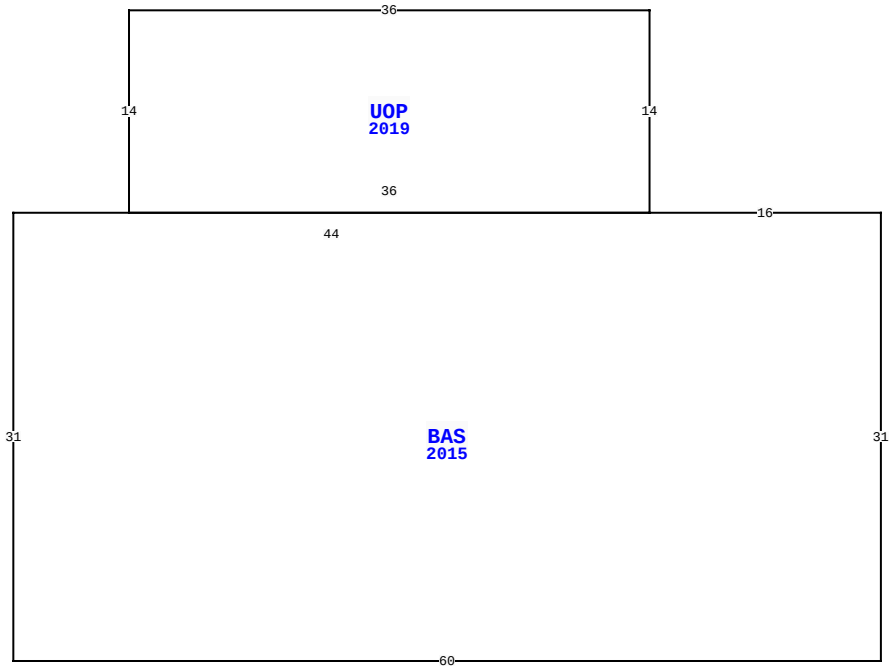
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	141,611
UOP	504	20	101	7,689
TOTALS	2,364		1,961	149,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0220	01	1,961	120.7500	78.49	153,919	2015	2015	0	0	0	3.00	97.00

1 MOD FRAME – 100% - 2016 Heated Area: 1860 HX Base Yr 2016



17618 BELL RD, HILLIARD

BLD DATE		LGL DATE	06/15/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		149,301
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		216,750
TOTAL MARKET VALUE		215,241
SOH/AGL Deduction		129,457
ASSESSED VALUE		85,784
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,784
TOTAL JUST VALUE		366,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530191	CO ISSUED	0	05/04/2015
E1529008	NEW CONSTR	0	03/31/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1949/1916	11/12/2014	SW	U	V	37	40,000

GRANTOR: CCRC WOODLANDS LTD ET

GRANTEE: REHME SCOTT A & ROB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 UOP=[YR=2019] N14 W36 S14 E36$ W44 S31 E60 N31$.

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	005000	C	RURAL HOME	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	8.25	AC		1.00	1.00	1.00	720.00	720.00	5,940							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.25	AC		1.00	1.00	1.00	19,000.00	19,000.00	156,750							

REVIEW DATE 04/17/2020 BY TWA Total Acres: 10.25 Total Land Value: 65,940 Market: 156,750 Agricultural: 5,940 Common: 60,000 PRINTED 08/02/2023 BY SYS