

PT OR LOT 64 R672608
IN OR 2242/924
CORNWALL SURVEY

NIGHTBERT JAMES D
P O BOX 688
HILLIARD, FL 32046

2023

15-3N-23-2020-0064-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	1,650	100	1,650	120,589
FOP	1,150	30	345	25,214
TOTALS	2,800		1,995	145,803

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	15	33	495.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	0	0	0	545.00	SF	5.20	5.20	

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	0	0006		0.00	0.00	1.29	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,995	92.0220	83.05	165,685	1998	1998	0	0	12.00	88.00
1 SINGLE FAM - 0% - 2023 Heated Area: 1650 HX Base Yr											
172181 BAY RD, HILLIARD											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	145,803		
TOTAL MARKET OB/XF VALUE	4,924		
TOTAL LAND VALUE - MARKET	38,700		
TOTAL MARKET VALUE	189,427		
SOH/AGL Deduction	0		
ASSESSED VALUE	189,427		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	189,427		
TOTAL JUST VALUE	189,427		
NCON VALUE	150,727		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	171,357		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E973396	NEW CONSTR	0	02/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2242/0924	11/25/2018	SW	U	I	11	100	
GRANTOR: NIGHBERT MAYNARD III							
GRANTEE: NIGHBERT MAYNARD S							
0753/0366	3/05/1996	QC	U	I	01	100	
GRANTOR: NIGHBERT MAYNARD S &							
GRANTEE: NIGHBERT MAYNARD II							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1998] W70 S10 BAS=[YR=1998] S30 E35 N6 E25 N24 W60\$ E60 S24 W25 S6 E35 N40\$.											