

CARROLL MICHAEL & MOLLY
170999 BAY ROAD
HILLIARD, FL 32046

16-3N-23-2020-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 90		
Exterior Wall	20	FACE BRICK 10		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	08	SHT VINYL 80		
Interior Floo	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	4	100		
Bathrooms	3.5	100		
Frame Stories	02	WOOD FRAME 100		
Units	0	100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	5500	TIMBERLAND 80-89		
MAP NUM		MKT AREA 09		
NEIGHBORHOOD/LOC	9001	.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,634	100	2,634	327,798
FGR	610	55	336	41,815
FOP	200	30	60	7,467
FOP	309	30	93	11,574
TOTALS	3,753		3,123	388,654

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	3,123	105.4320	125.20	391,000	2020	2020	0	0	0.60
1 SNGL FAM - 100% - 2021 Heated Area: 2634 HX Base Yr 2021										

NASSAU COUNTY PROPERTY

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					414,128				
TOTAL MARKET OB/XF VALUE					5,809				
TOTAL LAND VALUE - MARKET					327,540				
TOTAL MARKET VALUE					491,777				
SOH/AGL Deduction					101,082				
ASSESSED VALUE					390,695				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					340,695				
TOTAL JUST VALUE					747,477				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					437,023				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015967	GARAGE	92,215	11/17/2021
20010101	CO ISSUED	0	10/22/2020
20002540	NEW CONSTR	361,450	03/20/2020
E1325762	TEMP POLE	0	01/01/2013
B26129	NEW CONSTR	0	06/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2251/0564	1/16/2019	WD	Q	I	02	235,000	

GRANTOR: ROQUE ANTHONY R & GLE

GRANTEE: CARROLL MICHAEL & M

1724/1152 1/31/2011 WD Q V 02 92,000

GRANTOR: CCRC WOODLANDS LTD ET

GRANTEE: ROQUE ANTHONY R & G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W25 S9 W13 FOP=[YR=2020] W20 S10 E20 N10\$ S10 W20 N10 W17 S38 FOP=[YR=2020] S12 E45 N12 W6 S7 W33 N7 W6\$ E6 S7 E33 N7 E11 FGR=[YR=2020] S5 E12 S1 E13 N25 W11 N3 W5 S5 W9 S17\$ N17 E9 N5 E5 S3 E11 N28\$.

LAND DESCRIPTION

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	3.28	AC		1.00	1.00	1.00	18,000.00	18,000.00	59,040							
2	009530	C	POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	550.00	550.00	8,800							
4	005010	A	SVCE ACRGE	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500							
5	009910	M	MKT. VAL . AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	266,000							

TOTAL OB/XF										5,809													
REVIEW DATE 04/28/2022 BY TW Total Acres: 23.28 Total Land Value: 71,840 Market: 266,000 Agricultural: 10,300 Common: 61,540 PRINTED 08/02/2023 BY SYS																							

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