PT GOVT LOTS 3,4 & 5 OF
SEC 5-1N-23E IN OR 250/629

FLOYD HENRY M & JACQUELINE/
16728 OAK HILL ROAD
HILLIARD, FL 32046

2024

05-1N-23-0000-0001-0050

BUILDING CHARACTERISTICS

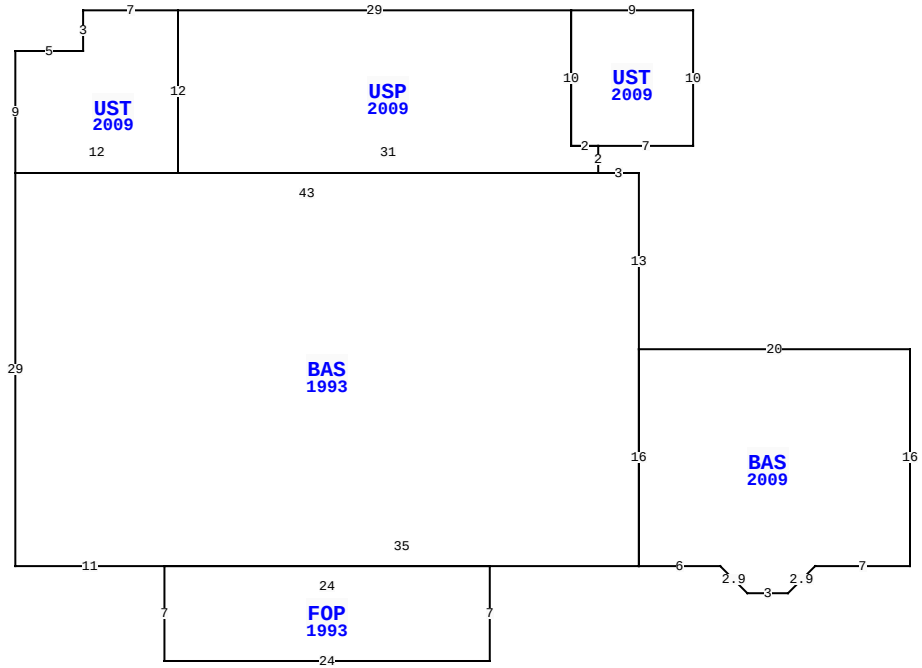
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,334	100	1,334	108,296
BAS	330	100	330	26,790
FOP	168	30	50	4,059
USP	352	30	106	8,605
UST	90	45	40	3,247
UST	129	45	58	4,709
TOTALS	2,403		1,918	155,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,918	79.7328	99.67	191,167	1971	1985	0	0	0	18.55	81.45

1 SNGL FAM – 100% - 0 Heated Area: 1664 HX Base Yr



16728 OAK HILL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		155,706
TOTAL MARKET OB/XF VALUE		4,944
TOTAL LAND VALUE - MARKET		261,000
TOTAL MARKET VALUE		421,650
SOH/AGL Deduction		301,912
ASSESSED VALUE		119,738
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,738
TOTAL JUST VALUE		421,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0250/0629	11/01/1977	WD	U	V		6,500
GRANTOR:						
GRANTEE:						
0103/0679	1/01/1970	TA	Q	V		6,162
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W20 BAS=[YR=1993] N13 W3 USP=[YR=2009] N2 UST=[YR=2009] E7 N10 W9 S10 E2 $ W2 N10 W29 UST=[YR=2009] W7 S3 W5 S9 E12 N12 $ S12 E31 $ W43 S29 E11 FOP=[YR=1993] S7 E24 N7 W24 $ E35 N16 $ S16 E6 D2 R2 E3 U2 R2 E7 N16 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0681	POLE SHED	0	100	10	18	180.00	SF	15.00	15.00	100	1990	1990	3	20	540	
3	0681	POLE SHED	0	100	18	24	432.00	SF	15.00	15.00	100	1990	1990	3	20	1,296	
4	0350	CARPORT WD	0	100	14	20	280.00	SF	13.00	13.00	100	1990	1990	3	20	728	

LAND DESCRIPTION

TOTAL OB/XF 4,944

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	0006	OR	0.00	0.00	14.50	AC		1.00	1.00	1.20	15,000.00	18,000.00	261,000							

REVIEW DATE 05/21/2024 BY WWA Total Acres: 14.50 Total Land Value: 261,000 Market: 0 Agricultural: 0 Common: 261,000 PRINTED 08/06/2024 BY SYS