

PT GOVT LOTS 1,2 & 3 OF
SEC 5-1N-23E IN OR 2413/285
(EX PT IN R/W & EX PT IN OR

LIMBACK KATHERINE MARIE & KENNETH RONALD JR
16976 OAK HILL RD
HILLIARD, FL 32046

2024

05-1N-23-0000-0001-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 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	1,887	100	1,887	166,716
FGR	308	55	169	14,931
FOP	102	30	31	2,739
FSP	216	40	86	7,598

TOTALS	2,513		2,173	191,984
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	20	30	600.00	SF	35.00	35.00	100	1985
4	0350	CARPORT WD	0 100	30	12	360.00	SF	8.58	8.58	100	1994
5	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2024
6	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	13.58	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,173	95.2560	119.07	258,739	1987	1987	0	0	25.80	74.20
1 SNGL FAM - 100% - 2022											
Heated Area: 1887											
HX Base Yr 2022											

16976 OAK HILL RD, HILLIARD	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
16,818											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			191,984
TOTAL MARKET OB/XF VALUE			16,818
TOTAL LAND VALUE - MARKET			244,440
TOTAL MARKET VALUE			453,242
SOH/AGL Deduction			171,962
ASSESSED VALUE			281,280
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			231,280
TOTAL JUST VALUE			453,242
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			454,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94526	MH MOVE-ON	10,000	10/01/1994
3747	N/A	47,502	12/08/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2413/0285	11/13/2020	WD	Q	I	01	210,000	
GRANTOR: HALL SANDRA LOUISE &							
GRANTEE: LIMBACK KATHERINE M							
2386/0934	8/24/2020	FJ	U	I	11	0	
GRANTOR: WHITEHEAD HORACE E ES							
GRANTEE: HALL SANDRA L & DOR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W26 FOP=[YR=1993] W17 S6 E17 N6\$ S6 W17 N6 W22 S37 E21 FSP=[YR=1993] S6 E18 N12W18S6\$N6 E18 S6 E12 FGR=[YR=1993] E14N22W14 S22\$ N22 E14 N15\$.											