



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,040	100	1,040	85,143
BAS	572	100	572	46,828
FOP	80	30	24	1,965
UOP	220	20	44	3,602
TOTALS	1,912		1,680	137,537

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0200	BARN WD 0-	0	100	0	0	1,149.00	SF	15.00	15.00	3,447
2	0910	SCRN RM L	0	100	10	20	200.00	SF	15.00	15.00	600
3	2605	GRNHS PL 1	0	100	80	26	2,080.00	SF	1.69	1.69	1,229

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	17.30	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,680	109.7800	104.29	175,207	1971	1980	0	0	21.50	78.50
1 SINGLE FAM - 100% - 2024 Heated Area: 1612 HX Base Yr 2024											
16922 OAK HILL RD, HILLIARD											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		137,537	
TOTAL MARKET OB/XF VALUE		5,276	
TOTAL LAND VALUE - MARKET		290,640	
TOTAL MARKET VALUE		433,453	
SOH/AGL Deduction		0	
ASSESSED VALUE		433,453	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		383,453	
TOTAL JUST VALUE		433,453	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		427,590	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0717/1144	11/03/1994	WD	Q	I		119,000	
GRANTOR: SMITH H A & BERTIE							
GRANTEE: HERTZER JOSEPH & VI							
0717/1141	11/03/1994	QC	U	I	10	100	
GRANTOR: SIKES DOROTHY CARTER							
GRANTEE: SMITH H A & BERTIE							

BUILDING NOTES											

BUILDING DIMENSIONS											
UOP=[YR=2006] W10 BAS=[YR=2006] N4 W22 BAS=[YR=1993] W40 S26 E22 FOP=[YR=2006] S8 E10 N8 W10 \$ E18 N26 \$ S26 E22 N22\$ S22 E10 N22 \$.											