PT GOVT LOT 5 OF SEC 5-1N-23E
IN OR 2534/190

SHEFFIELD ROBERT W &/HUTSON SANDRA KAY
16847 OAK HILL RD
HILLIARD, FL 32046

2024

05-1N-23-0000-0001-0590

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

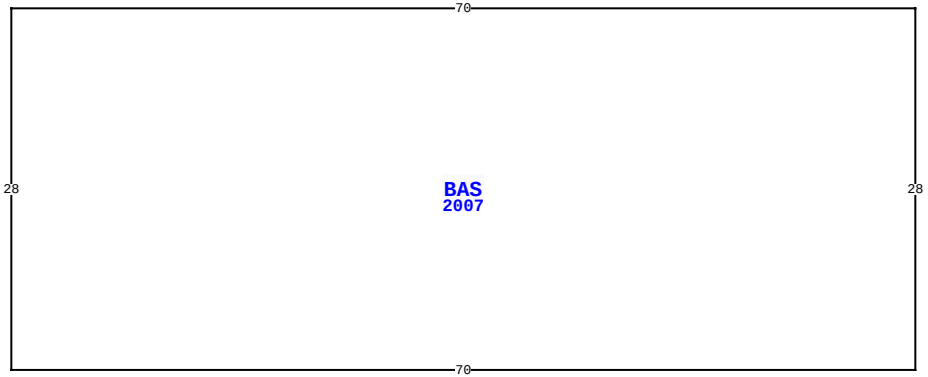
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	1,960	100	1,960	178,787
TOTALS	1,960		1,960	178,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	104.3700	99.15	194,334	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1960 HX Base Yr 2024



16847 OAK HILL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		178,787
TOTAL MARKET OB/XF VALUE		7,101
TOTAL LAND VALUE - MARKET		111,500
TOTAL MARKET VALUE		297,388
SOH/AGL Deduction		5,602
ASSESSED VALUE		291,786
TOTAL EXEMPTION VALUE	HX HB DD SX	110,000
BASE TAXABLE VALUE		181,786
TOTAL JUST VALUE		297,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16216	ELEC OTHER	200	11/01/2005
M10680	MECH OTHER	0	11/01/2005
P0508933	OTHER	0	02/01/2005
B0414095	NEW CONSTR	0	12/01/2004
C0414095	CO ISSUED	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/0190	1/12/2022	WD	U	I	11	100
GRANTOR: SHEFFIELD ROBERT W						
GRANTEE: SHEFFIELD ROBERT W						
2181/0571	3/02/2018	WD	U	I	30	100
GRANTOR: SHEFFIELD LILLIAN A (						
GRANTEE: SHEFFIELD DONALD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W70 S28 E70 N28$.

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	0510	GARAGE WD-	0	100	25	18	450.00	SF	35.00	35.00	100	2004	2004	3	36	5,670	
2	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	100	2005	2005	3	86	1,431	

LAND DESCRIPTION

TOTAL OB/XF 7,101

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	4.46	AC		1.00	1.00	1.00	25,000.00	25,000.00	111,500							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 4.46 Total Land Value: 111,500 Market: 0 Agricultural: 0 Common: 111,500 PRINTED 08/06/2024 BY SYS