LOT 3
IN OR 1982/404
ESMT PT OR 1666/1294

LYONS CHRISTIAN P & KAREN M Y
18065 BLISS DR
HILLIARD, FL 32046

2024

10-3N-23-0260-0003-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

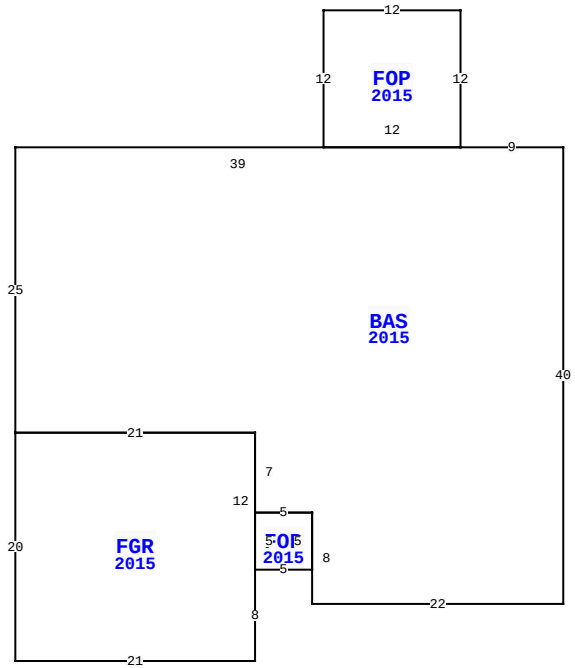
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	1,565	197,112
FGR	420	55	231	29,095
FOP	25	30	8	1,008
FOP	144	30	43	5,416
TOTALS	2,154		1,847	232,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,847	107.1900	133.99	247,480	2015	2015	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2017 Heated Area: 1565 HX Base Yr 2017



18065 BLISS DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,631
TOTAL MARKET OB/XF VALUE		3,107
TOTAL LAND VALUE - MARKET		41,400
TOTAL MARKET VALUE		277,138
SOH/AGL Deduction		93,297
ASSESSED VALUE		183,841
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,841
TOTAL JUST VALUE		277,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429507	CO ISSUED	0	05/06/2015
E1528583	NEW CONSTR	0	01/31/2015
B1429507	NEW CONSTR	179,434	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1982/0404	5/22/2015	WD	Q	I	01	164,900

GRANTOR: L & B LANDS INC
GRANTEE: LYONS CHRISTIAN P &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W9 FOP=[YR=2015] N12 W12 S12 E12$ W39 S25
FGR=[YR=2015] S20 E21 N8 FOP=[YR=2015] E5 N5 W5 S5$ N12 W21$
E21 S7 E5 S8 E22 N40$.

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	0811	CONCRETE B	0	100	0	0	629.00	SF	5.20	5.20	100	2015	2015	3	95	3,107	

LAND DESCRIPTION

TOTAL OB/XF 3,107

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.38	AC		1.00	1.00	1.00	30,000.00	30,000.00	41,400							

REVIEW DATE 04/16/2020 BY TWA Total Acres: 1.38 Total Land Value: 41,400 Market: 0 Agricultural: 0 Common: 41,400 PRINTED 08/06/2024 BY SYS