

LOT 2
IN OR 2017/214
LONESOME OAK ESTATES PB 8/8

KIBLER MICHAEL C & KATE S
171776 BAY RD
HILLIARD, FL 32046

2024

10-3N-23-1225-0002-0000



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 70
Interior Floo	11	CLAY TILE 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	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

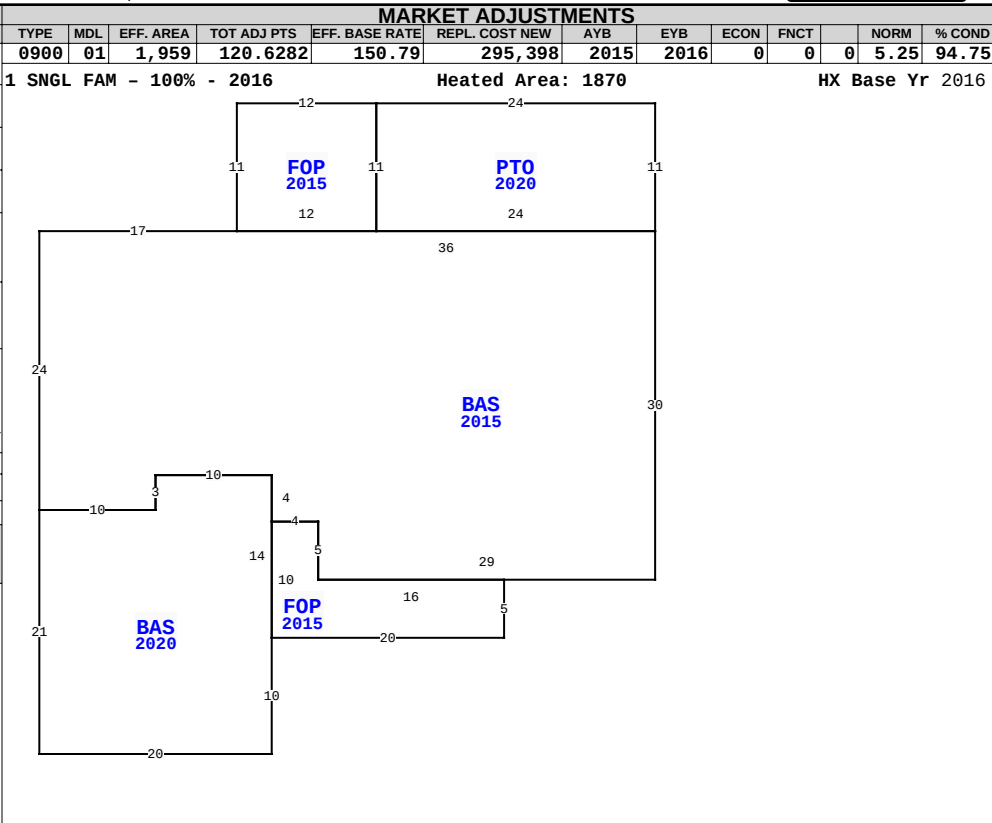
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	1,420	202,881
BAS	450	100	450	64,294
FOP	120	30	36	5,143
FOP	132	30	40	5,715
PTO	264	5	13	1,857

TOTALS	2,386		1,959	279,890
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,700.00	SF	4.00	4.00	
2	0350	CARPORT WD	0	100	42	16	672.00	SF	13.00	13.00	
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	504.00	SF	10.00	10.00	
5	0462	ST/AL FNC	0	100	124	4	496.00	SF	10.00	10.00	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.01	AC	



171776 BAY RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0812	CONCRETE C	0	100	0	0	1,700.00	SF	4.00	4.00	100	2015	2015	3	95	6,460	
2	0350	CARPORT WD	0	100	42	16	672.00	SF	13.00	13.00	100	2019	2019	3	86	7,513	
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2021	2021	3	95	33,915	
4	0855	CONC PAVER	0	100	0	0	504.00	SF	10.00	10.00	100	2021	2021	3	99	4,990	
5	0462	ST/AL FNC	0	100	124	4	496.00	SF	10.00	10.00	100	2021	2021	3	95	4,712	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588	

TOTAL OB/XF											
58,178											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						296,488					
TOTAL MARKET OB/XF VALUE						58,178					
TOTAL LAND VALUE - MARKET						30,300					
TOTAL MARKET VALUE						384,966					
SOH/AGL Deduction						106,163					
ASSESSED VALUE						278,803					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						228,803					
TOTAL JUST VALUE						384,966					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						374,939					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008559	SWIM POOL	34,650	09/16/2020
19012858	GARAGE	40,572	12/18/2019
B1530468	CO ISSUED	0	10/01/2015
B1530468	NEW CONSTR	176,352	05/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2017/0214	11/25/2015	WD	Q	I	01	170,000	
GRANTOR: B Y FRANKLIN PROPERTI							
GRANTEE: KIBLER MICHAEL C &							
2017/0214	11/25/2015	WD	Q	I	01	170,000	
GRANTOR: B Y FRANKLIN PROPERTI							
GRANTEE: KIBLER MICHAEL C &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2020] W24 FOP=[YR=2015] W12 S11 BAS=[YR=2015] W17 S24 BAS=[YR=2020] S21 E20 N10 FOP=[YR=2015] E20 N5 W16 N5 W4 S10\$ N14 W10 S3 W10\$ E10 N3 E10 S4 E4 S5 E29 N30 W36\$ E12 N11\$ S11 E24 N11\$.											

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