LOT 3
IN OR 2097/1495
LONESOME OAK ESTATES PB 8/8

CORBETT KENNETH & KIMBERLY
171744 BAY ROAD
HILLIARD, FL 32046

2024

10-3N-23-1225-0003-0000

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		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

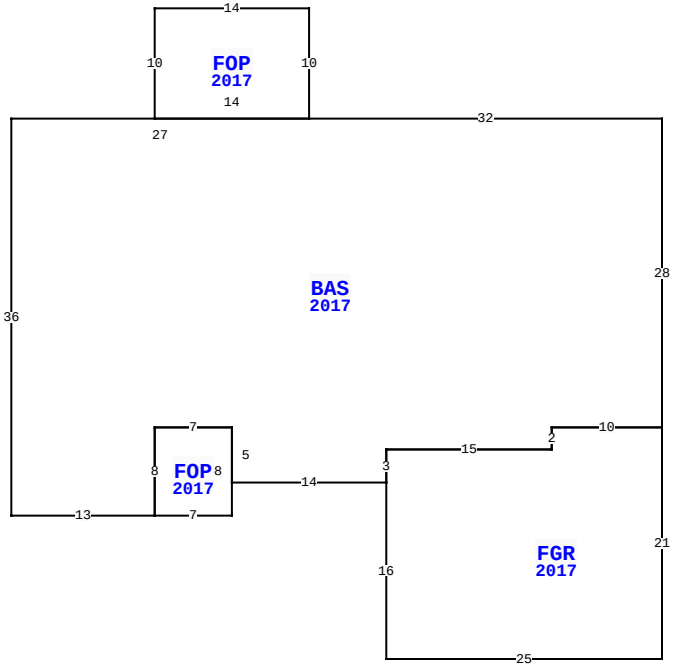
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	267,272
FGR	495	55	272	39,169
FOP	56	30	17	2,448
FOP	140	30	42	6,048
TOTALS	2,547		2,187	314,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,187	120.6282	150.79	329,778	2017	2017	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2018 Heated Area: 1856 HX Base Yr 2018



171744 BAY RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		332,956
TOTAL MARKET OB/XF VALUE		10,601
TOTAL LAND VALUE - MARKET		30,300
TOTAL MARKET VALUE		373,857
SOH/AGL Deduction		138,723
ASSESSED VALUE		235,134
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		185,134
TOTAL JUST VALUE		373,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014261	GARAGE	27,500	09/19/2022
B1632733	CO ISSUED	0	01/05/2017
B1632733	NEW CONSTR	224,148	08/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2097/1495	1/17/2017	WD	Q	I	01	221,200
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: CORBETT KENNETH & K						
2097/0073	1/17/2017	WD	Q	I	01	221,200
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: CORBETT KENNETH & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W32 FOP=[YR=2017] N10 W14 S10 E14$ W27 S36 E13 FOP=[YR=2017] E7 N8 W7 S8$ N8 E7 S5 E14 FGR=[YR=2017] S16 E25 N21 W10 S2 W15 S3$ N3 E15 N2 E10 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	1127	BRICK 8"	0	100	0	0	30.00	SF	11.00	11.00	100	2017	2017	3	99	327	
2	0812	CONCRETE C	0	100	0	0	2,648.00	SF	4.00	4.00	100	2017	2017	3	97	10,274	

LAND DESCRIPTION

TOTAL OB/XF 10,601

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		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,300							

REVIEW DATE 04/04/2023 BY WW Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/06/2024 BY SYS

LOT 3
IN OR 2097/1495
LONESOME OAK ESTATES PB 8/8

CORBETT KENNETH & KIMBERLY
171744 BAY ROAD
HILLIARD, FL 32046

2024

10-3N-23-1225-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

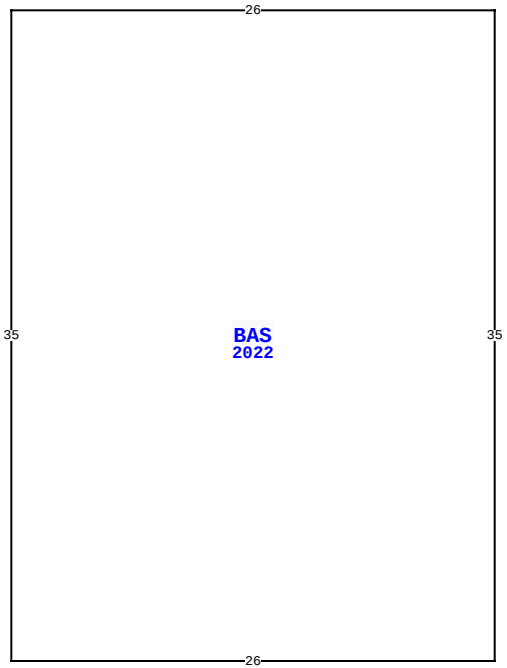
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	18,018
TOTALS	910		910	18,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	910	57.1320	20.00	18,200	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2018 Heated Area: 910 HX Base Yr 2018



171744 BAY RD, 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		332,956
TOTAL MARKET OB/XF VALUE		10,601
TOTAL LAND VALUE - MARKET		30,300
TOTAL MARKET VALUE		373,857
SOH/AGL Deduction		138,723
ASSESSED VALUE		235,134
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		185,134
TOTAL JUST VALUE		373,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2097/1495	1/17/2017	WD	Q	I	01	221,200
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: CORBETT KENNETH & K						
2097/0073	1/17/2017	WD	Q	I	01	221,200
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: CORBETT KENNETH & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 S35 E26 N35$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/04/2023 BY WW Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/06/2024 BY SYS