LOT 5
IN OR 1969/950
LONESOME OAK ESTATES PB 8/8

SELDOMRIDGE SHIRLEY C EST
171680 BAY ROAD
HILLIARD, FL 32046

2024

10-3N-23-1225-0005-0000

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	13	LVT/LAMNT 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

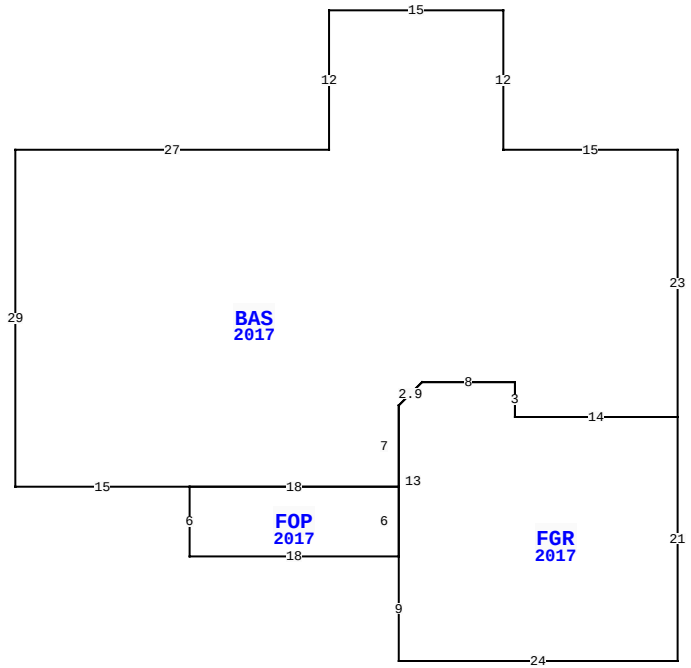
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,661	100	1,661	244,315
FGR	532	55	293	43,097
FOP	108	30	32	4,707
TOTALS	2,301		1,986	292,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,986	123.2154	154.02	305,884	2017	2017	0	0	0	4.50	95.50

1 SNGL FAM – 0% - 0 Heated Area: 1661 HX Base Yr



171680 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	292,119
TOTAL MARKET OB/XF VALUE	25,642
TOTAL LAND VALUE - MARKET	30,300
TOTAL MARKET VALUE	348,061
SOH/AGL Deduction	61,266
ASSESSED VALUE	286,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,795
TOTAL JUST VALUE	348,061
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1701798	CO ISSUED	0	03/07/2017
B1632734	NEW CONSTR	204,445	08/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2112/0097	3/06/2017	WD	Q	I	01	190,000
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: SELDOMRIDGE SHIRLEY						
1969/0950	3/19/2015	WD	Q	V	05	145,000
GRANTOR: WEST LAWRENCE W JR						
GRANTEE: B Y FRANKLIN PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 N12 W15 S12 W27 S29 E15 FOP=[YR=2017] S6 E18 FGR=[YR=2017] S9 E24 N21 W14 N3 W8 D2 L2 S13$ N6 W18$ E18 N7 U2 R2 E8 S3 E14 N23$.

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	0	0	0	30.00	SF	11.00	11.00	100	2017	2017	3	99	327	
2	0812	CONCRETE C	0	0	0	0	1,964.00	SF	4.00	4.00	100	2017	2017	3	97	7,620	
3	0855	CONC PAVER	0	0	0	0	400.00	SF	10.00	10.00	100	2019	2019	3	98	3,920	
4	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2019	2019	3	95	855	
5	0476	VF 6 SBPL	0	0	0	0	425.00	LF	32.00	32.00	100	2019	2019	3	95	12,920	

LAND DESCRIPTION

TOTAL OB/XF 25,642

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

REVIEW DATE 05/04/2020 BY TWA Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/06/2024 BY SYS