

LOT 7
IN OR 2049/1556
LONESOME OAK ESTATES PB 8/8

CROFT BRYAN &/HIGGINBOTHAM APRIL
171616 BAY RD
HILLIARD, FL 32046

2024

10-3N-23-1225-0007-0000



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

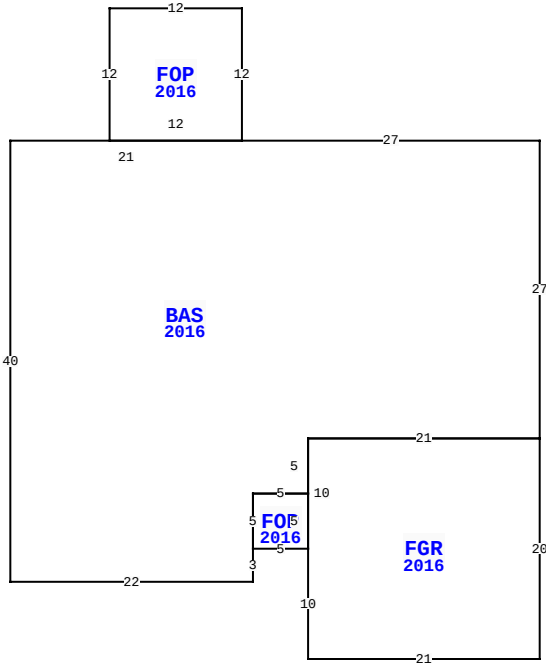
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,607	100	1,607	231,638
FGR	420	55	231	33,297
FOP	25	30	8	1,153
FOP	144	30	43	6,199
TOTALS	2,196		1,889	272,287

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	2,365.00	SF	4.00	4.00	100	2016

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	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,889	121.7062	152.13	287,374	2016	2016	0	0	5.25	94.75
1 SNGL FAM - 100% - 2017											
Heated Area: 1607											
HX Base Yr 2017											



171616 BAY RD, HILLIARD											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/13/2023 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											272,287
TOTAL MARKET OB/XF VALUE											9,082
TOTAL LAND VALUE - MARKET											30,300
TOTAL MARKET VALUE											311,669
SOH/AGL Deduction											129,637
ASSESSED VALUE											182,032
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											132,032
TOTAL JUST VALUE											311,669
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											300,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531264	CO ISSUED	0	04/27/2016
B1531264	NEW CONSTR	182,062	10/31/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2049/1556	5/31/2016	WD	Q	I	01	180,000	
GRANTOR: B Y FRANKLIN PROPERTY							
GRANTEE: CROFT BRYAN & APRIL							
1969/0950	3/19/2015	WD	Q	V	05	145,000	
GRANTOR: WEST LAWRENCE W JR							
GRANTEE: B Y FRANKLIN PROPER							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W27 FOP=[YR=2016] N12 W12 S12 E12\$ W21 S40 E22 N3 FOP=[YR=2016] E5 FGR=[YR=2016] S10 E21 N20 W21 S10\$ N5 W5 S5\$ N5 E5 N5 E21 N27\$.											