W1/2 OF LOTS 13 TO 16 INC
ESMT OR 1141/1650
CORNWALL SURVEY

MANNING JAMES BENJAMIN JR
171320 BAY ROAD
HILLIARD, FL 32046

2024

10-3N-23-2020-0013-0020

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

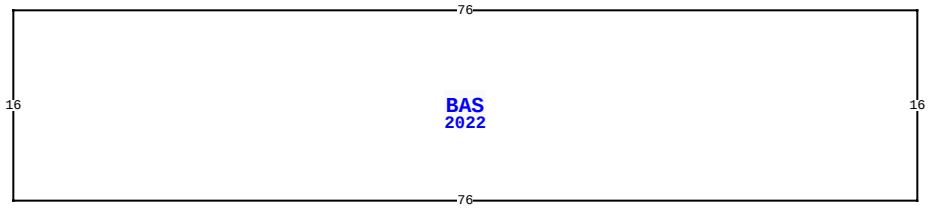
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	29,494
TOTALS	1,216		1,216	29,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,216	115.5000	80.85	98,314	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1216 HX Base Yr



171320 BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	29,494
TOTAL MARKET OB/XF VALUE	43,680
TOTAL LAND VALUE - MARKET	296,000
TOTAL MARKET VALUE	151,094
SOH/AGL Deduction	950
ASSESSED VALUE	150,144
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,144
TOTAL JUST VALUE	369,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002076	CO ISSUED	0	02/16/2023
22014868	MH MOVE-ON	0	10/05/2022
MH5406	MOBILE HOME	0	06/22/2012
E25049	MOBILE HOME	0	05/01/2012
E24953	MOBILE HOME	0	04/01/2012
MH5406	MH MOVE-ON	0	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2585/0999	7/08/2022	SW	U	I	11	100
GRANTOR: MANNING JAMES B JR GS						
GRANTEE: MANNING JAMES BENJA						
2583/1386	7/08/2022	TD	U	I	11	100
GRANTOR: MANNING MARTHA REV LV						
GRANTEE: MANNING JAMES B JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W76 S16 E76 N16$.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
3	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	1990	1990	3	20	1,440	
4	0510	GARAGE WD-	0	0	60	40	2,400.00	SF	35.00	35.00	100	2004	2004	3	36	30,240	

LAND DESCRIPTION

TOTAL OB/XF 43,680

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	005000	C	RURAL HOME	0	0006	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	370.00	370.00	5,920							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	224,000							

REVIEW DATE 11/14/2022 BY WW Total Acres: 20.00 Total Land Value: 77,920 Market: 224,000 Agricultural: 5,920 Common: 72,000 PRINTED 08/06/2024 BY SYS