PT LOTS 14,15 & 16 IN
OR 1973/1292
CORNWALL SURVEY S/D OF

HUOVINEN JAMES D & BETTY A L/E/
172359 BAY ROAD
HILLIARD, FL 32046

2024

11-3N-23-2020-0014-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

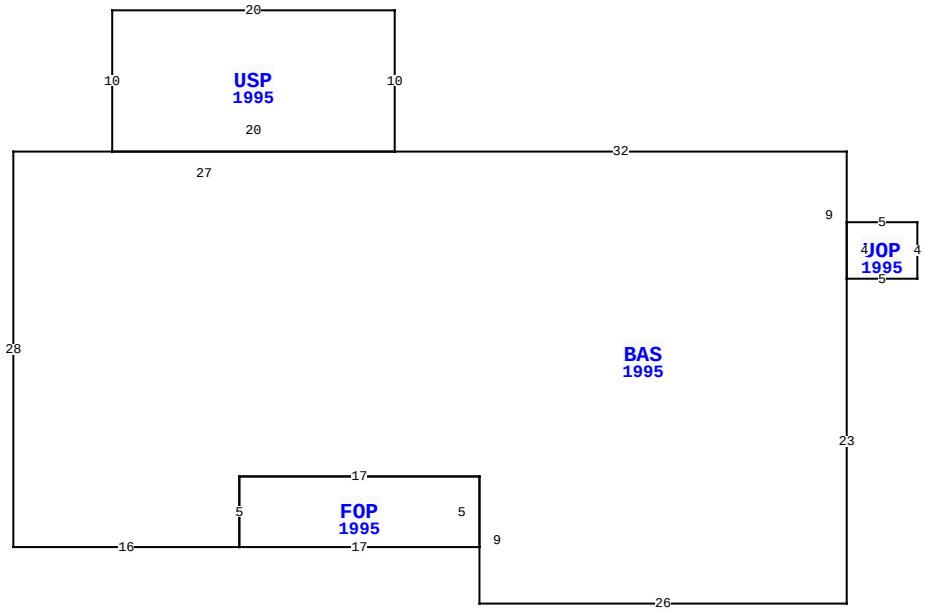
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,671	100	1,671	135,156
FOP	85	30	26	2,103
UOP	20	20	4	323
USP	200	30	60	4,853
TOTALS	1,976		1,761	142,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,761	99.0000	94.05	165,622	1995	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 1996 Heated Area: 1671 HX Base Yr 1996



172359 BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		142,435
TOTAL MARKET OB/XF VALUE		16,650
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		274,085
SOH/AGL Deduction		132,846
ASSESSED VALUE		141,239
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,239
TOTAL JUST VALUE		274,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4690	MH MOVE-ON	0	10/01/2005
P10186	OTHER	0	10/01/2005
B16114	FOUNDATION	1,950	09/01/2005
E15862	ELEC OTHER	0	09/01/2005
M10396	MECH OTHER	0	09/01/2005
B029320	GARAGE	18,416	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/1228	12/23/2016	SW	U	I	11	100
GRANTOR: NAUGHTON CLAUDIA CASS						
GRANTEE: CLAUDIS CASSIDY NAU						
1973/1292	4/09/2015	QC	U	I	11	100
GRANTOR: HUOVINEN JAMES D & BE						
GRANTEE: HUOVINEN JAMES D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W32 USP=[YR=1995] N10 W20 S10 E20$ W27 S28 E16 FOP=[YR=1995] E17 N5 W17 S5$ N5 E17 S9 E26 N23 UOP=[YR=1995] E5 N4 W5 S4$ N9$.

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	0681	POLE SHED	0	100	14	11	154.00	SF	15.00	15.00	100	1990	1990	3	20	462	
2	0681	POLE SHED	0	100	22	13	286.00	SF	15.00	15.00	100	1992	1992	3	20	858	
3	0300	BOAT DCK W	0	100	12	10	120.00	SF	40.00	40.00	100	1996	1996	3	24	1,152	
4	0510	GARAGE WD-	0	100	30	24	720.00	SF	29.75	29.75	100	2002	2002	3	30	6,426	
5	0681	POLE SHED	0	100	32	8	256.00	SF	15.00	15.00	100	2002	2002	3	30	1,152	
6	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
7	0752	USP	0	100	10	10	100.00	SF	15.00	15.00	100	2005	2005	3	40	600	

LAND DESCRIPTION

TOTAL OB/XF 16,650

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.60	AC		1.00	1.00	1.00	25,000.00	25,000.00	115,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.60 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS