

PT LOT 16 IN OR 1248/966  
CORNWALL SURVEY S/D OF  
SEC 11-3N-23E PBK 0/31

CARTER MARY ANN & ELDON  
172392 BAY ROAD  
HILLIARD, FL 32046

2024

11-3N-23-2020-0015-0040



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 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                 |    | 4 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| DOR CODE         | 0200    | MOBILE HOME      |
| MAP NUM          |         | MKT AREA 09      |
| NEIGHBORHOOD/LOC | 9001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,052            | 100         | 2,052        | 127,052              |
| TOTALS    | 2,052            |             | 2,052        | 127,052              |

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0940       | SHEDS/PORT  | 0 100   | 12 | 10 | 120.00 | SF | 21.30    | 21.30          |
| 2              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000115   | C   | SFR ACRES            | 100 |     | OR       | 0.00  | 0.00  | 1.20        |

REVIEW DATE 01/14/2021 BY WWA

| MARKET ADJUSTMENTS      |     |           |             |                |                |      |      |      |      |       |        |
|-------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0800                    | 02  | 2,052     | 152.8800    | 114.66         | 235,282        | 2004 | 2004 | 0    | 0    | 46.00 | 54.00  |
| 1 M/H 94+ - 100% - 2005 |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 2052       |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr 2005         |     |           |             |                |                |      |      |      |      |       |        |

|                         |          |           |            |     |
|-------------------------|----------|-----------|------------|-----|
| 172392 BAY RD, HILLIARD | BLD DATE | LGL DATE  | 06/13/2023 | MLU |
|                         | XF DATE  | LAND DATE |            |     |
|                         | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 3,642       |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 3,642       |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 1.20 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 127,052     |        |
| TOTAL MARKET OB/XF VALUE  |  | 3,642       |        |
| TOTAL LAND VALUE - MARKET |  | 36,000      |        |
| TOTAL MARKET VALUE        |  | 166,694     |        |
| SOH/AGL Deduction         |  | 85,026      |        |
| ASSESSED VALUE            |  | 81,668      |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 31,668      |        |
| TOTAL JUST VALUE          |  | 166,694     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 162,707     |        |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| MH044375   | MH MOVE-ON  | 0   | 01/04/2004 |

| 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: CLAUDIA CASSIDY NAU   |            |           |     |     |        |            |  |
| 1248/0966                      | 7/27/2004  | WD        | U   | V   | 07     | 100        |  |
| GRANTOR: HIGGINBOTHAM ALBERT L |            |           |     |     |        |            |  |
| GRANTEE: CARTER MARY ANN & E   |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS |  |  |  |  |  |  |  |  |  |
|---------------------|--|--|--|--|--|--|--|--|--|
|---------------------|--|--|--|--|--|--|--|--|--|

BAS=[YR=2004] W76 S27 E76 N27\$ .