LOT W200 FT OF S100 FT OF 1
IN OR 545 PG 649
EX R/W OR 489/513

CARVER CATHERINE/CARVER CONNIE JUNE
1754 BELL RD
HILLIARD, FL 32046

**2024**

**14-3N-23-2020-0001-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

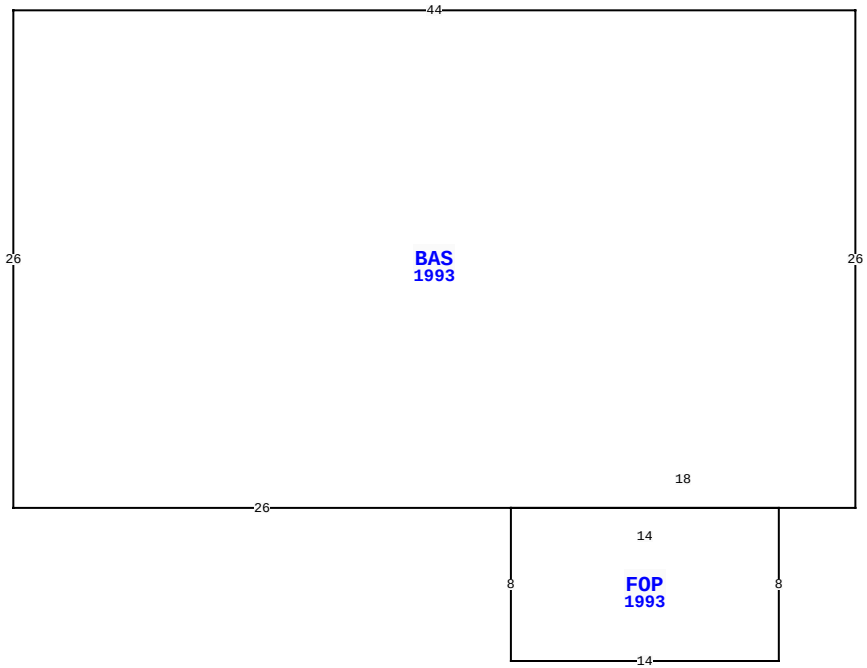
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 | 1,144 | 100 | 1,144 | 87,815 |
| FOP | 112 | 30 | 34 | 2,610 |
| TOTALS | 1,256 | | 1,178 | 90,425 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,178 | 104.9400 | 99.69 | 117,435 | 1960 | 1960 | 0 | 0 | 0 | 23.00 | 77.00 |

1 SINGLE FAM – 100% - 2002 Heated Area: 1144 HX Base Yr 2002




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

17054 BELL RD, HILLIARD

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 90,425 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 16,320 |
| TOTAL MARKET VALUE | | 106,745 |
| SOH/AGL Deduction | | 88,553 |
| ASSESSED VALUE | | 18,192 |
| TOTAL EXEMPTION VALUE | HX HB | 18,192 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 106,745 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 102,506 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0545/0649 | 6/14/1988 | WD | U | I | 18 | 100 |
| GRANTOR: CARVER JE & MARY M | | | | | | |
| GRANTEE: CARVER JESSE ET AL | | | | | | |
| 0153/0223 | 1/01/1973 | FS | U | I | | 1,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W44 S26 E26 FOP=[YR=1993] S8 E14 N8 W14 $ E18 N26 $ .

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0005 | OR | 0.00 | 0.00 | 0.34 | AC | | 1.00 | 1.00 | 1.60 | 30,000.00 | 48,000.00 | 16,320 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.34 Total Land Value: 16,320 Market: 0 Agricultural: 0 Common: 16,320 PRINTED 08/06/2024 BY SYS