



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

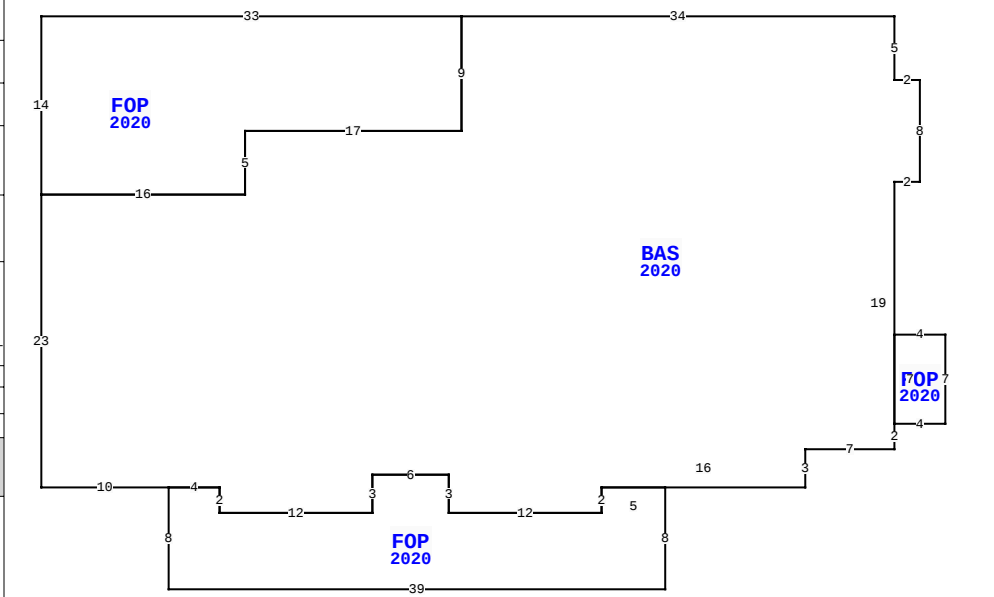
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	2,139	284,141
FOP	28	30	8	1,062
FOP	270	30	81	10,760
FOP	377	30	113	15,010

TOTALS	2,814		2,341	310,974
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	48	30	1,440.00	SF	24.00	24.00	100	2020
2	0681	POLE SHED	0 100	48	30	1,440.00	SF	24.00	24.00	100	2020

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	000115	C	SFR ACRES	100		OR	0.00	0.00	9.77	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,341	107.3443	134.18	314,115	2020	2020	0	0	1.00	99.00
1 SNGL FAM - 100% - 2021 Heated Area: 2139 HX Base Yr 2021											



17080 BELL RD, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
64,282											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		310,974	
TOTAL MARKET OB/XF VALUE		64,282	
TOTAL LAND VALUE - MARKET		185,630	
TOTAL MARKET VALUE		560,886	
SOH/AGL Deduction		180,363	
ASSESSED VALUE		380,523	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		330,523	
TOTAL JUST VALUE		560,886	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		548,209	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006497	CO ISSUED	0	07/27/2020
20000384	NEW CONSTR	272,948	01/14/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2218/1183	8/16/2018	WD	Q	V	01
GRANTOR:WEIGEL WILLIAM R III					95,000
GRANTEE: JOHNSTON CODY L					
1679/1950	5/20/2010	WD	U	V	30
GRANTOR: HARNAGE WILLIAM M II					76,700
GRANTEE: WEIGEL JOANNE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W2 N5 W34 FOP=[YR=2020] W33 S14 E16 N5 E17 N9\$ S9 W17 S5 W16 S23 E10 FOP=[YR=2020] S8 E39 N8 W5 S2 W12 N3 W6 S3 W12 N2 W4\$ E4 S2 E12 N3 E6 S3 E12 N2 E16 N3 E7 N2 FOP=[YR=2020] E4 N7 W4 S7\$ N19 E2 N8\$.											