

E'LY 200 FT OF LOT 60
IN OR 1810/1599
(EX R/W OR 489/513 &

NIGHBERT AUDREY D
17279 BELL RD
HILLIARD, FL 32046

2024

15-3N-23-2020-0060-0010



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 70
Interior Floo	08	SHT VINYL 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	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	1,497	100	1,497	125,334
FOP	56	30	17	1,423
TOTALS	1,553		1,514	126,758

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	310.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.17

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	
0200	01	1,514	110.1600	88.13	133,429	2012	2012	0	0	0	5.00	95.00	
2 SFR MODULR - 0% - 0													
Heated Area: 1497													
HX Base Yr													
17279 BELL RD, HILLIARD													
BLD DATE 06/13/2023 MLU													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
OB/XF MKT VALUE 1,894													
NOTES													

TOTAL OB/XF													
1,894													

TOTAL OB/XF													
1,894													

Market: 0 Agricultural: 0 Common: 35,100

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		126,758	
TOTAL MARKET OB/XF VALUE		1,894	
TOTAL LAND VALUE - MARKET		35,100	
TOTAL MARKET VALUE		163,752	
SOH/AGL Deduction		3,629	
ASSESSED VALUE		160,123	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		160,123	
TOTAL JUST VALUE		163,752	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		156,472	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25621	CO ISSUED	0	04/18/2012
E24819	NEW CONSTR	0	03/01/2012
M16935	H/AC	0	03/01/2012
P15800	NEW CONSTR	0	03/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1810/1599	8/17/2012	QC	U	I	11
GRANTOR: NIGHBERT PENELOPE E					
GRANTEE: NIGHBERT AUDREY D					
0476/0154	12/01/1985	FS	U	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2012] W45 S27 E2 S13 E19 FOP=[YR=2012] E7 N8 W7 S8\$ N8 E7 N5 E17 N27\$.					

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