PT OF LOTS 30 31 & 32
IN OR 2251/564
(EX OR 2342/129)

CARROLL MICHAEL & MOLLY
170999 BAY ROAD
HILLIARD, FL 32046

2024

16-3N-23-2020-0030-0000

BUILDING CHARACTERISTICS

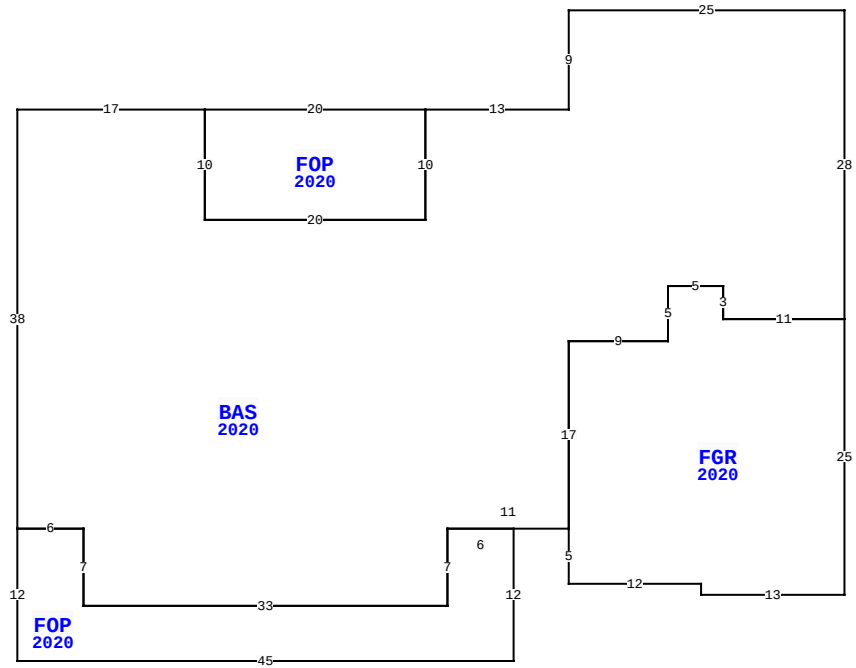
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,634	100	2,634	411,860
FGR	610	55	336	52,538
FOP	200	30	60	9,382
FOP	309	30	93	14,542
TOTALS	3,753		3,123	488,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,123	105.4320	158.15	493,902	2020	2020	0	0	0	1.13	98.87

1 SFR CUST – 100% - 2021 Heated Area: 2634 HX Base Yr 2021



170999 BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		513,537
TOTAL MARKET OB/XF VALUE		5,809
TOTAL LAND VALUE - MARKET		327,540
TOTAL MARKET VALUE		591,266
SOH/AGL Deduction		189,079
ASSESSED VALUE		402,187
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		352,187
TOTAL JUST VALUE		846,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		747,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240006146	SWIMMING POOL & P	60,000	05/22/2024
21015967	GARAGE	92,215	11/17/2021
20010101	CO ISSUED	0	10/22/2020
20002540	NEW CONSTR	361,450	03/20/2020
E1325762	TEMP POLE	0	01/01/2013
B26129	NEW CONSTR	0	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2251/0564	1/16/2019	WD	Q	I	02	235,000
GRANTOR: ROQUE ANTHONY R & GLE						
GRANTEE: CARROLL MICHAEL & M						
1724/1152	1/31/2011	WD	Q	V	02	92,000
GRANTOR: CCRC WOODLANDS LTD ET						
GRANTEE: ROQUE ANTHONY R & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W25 S9 W13 FOP=[YR=2020] W20 S10 E20 N10$ S10 W20 N10 W17 S38 FOP=[YR=2020] S12 E45 N12 W6 S7 W33 N7 W6$ E6 S7 E33 N7 E11 FGR=[YR=2020] S5 E12 S1 E13 N25 W11 N3 W5 S5 W9 S17$ N17 E9 N5 E5 S3 E11 N28$.

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	0812	CONCRETE C	0	100	0	0	1,467.00	SF	4.00	4.00	100	2020	2020	3	99	5,809	

LAND DESCRIPTION

TOTAL OB/XF 5,809

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	005000	C	RURAL HOME	100		OR	0.00	0.00	3.28	AC		1.00	1.00	1.00	18,000.00	18,000.00	59,040							
2	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	555.00	555.00	8,880							
4	005010	A	SVCE ACRGE	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	266,000							

REVIEW DATE 04/28/2022 BY TW Total Acres: 23.28 Total Land Value: 71,920 Market: 266,000 Agricultural: 10,380 Common: 61,540 PRINTED 08/06/2024 BY SYS

PT OF LOTS 30 31 & 32
IN OR 2251/564
(EX OR 2342/129)

CARROLL MICHAEL & MOLLY
170999 BAY ROAD
HILLIARD, FL 32046

2024

16-3N-23-2020-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

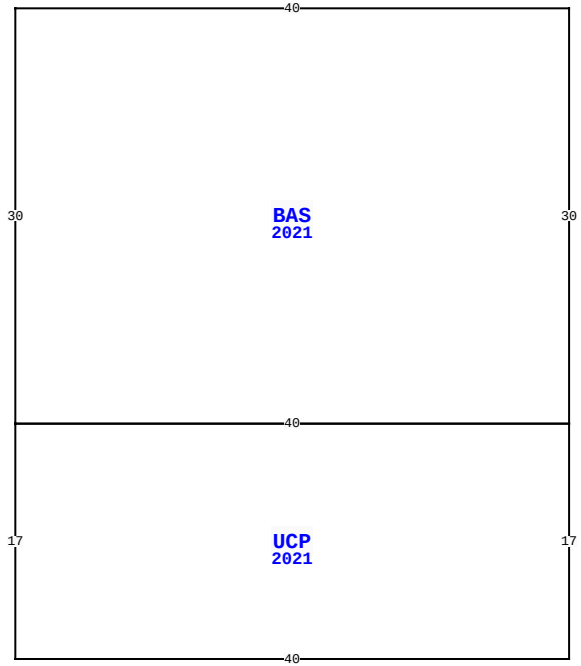
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	22,650
UCP	680	20	136	2,567
TOTALS	1,880		1,336	25,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,336	55.0160	19.26	25,731	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2021 Heated Area: 1200 HX Base Yr 2021



170999 BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		513,537
TOTAL MARKET OB/XF VALUE		5,809
TOTAL LAND VALUE - MARKET		327,540
TOTAL MARKET VALUE		591,266
SOH/AGL Deduction		189,079
ASSESSED VALUE		402,187
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		352,187
TOTAL JUST VALUE		846,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		747,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2251/0564	1/16/2019	WD	Q	I	02	235,000
GRANTOR: ROQUE ANTHONY R & GLE						
GRANTEE: CARROLL MICHAEL & M						
1724/1152	1/31/2011	WD	Q	V	02	92,000
GRANTOR: CCRC WOODLANDS LTD ET						
GRANTEE: ROQUE ANTHONY R & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S30 UCP=[YR=2021] S17 E40 N17 W40$ E40 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/28/2022 BY TW Total Acres: 23.28 Total Land Value: 71,920 Market: 266,000 Agricultural: 10,380 Common: 61,540 PRINTED 08/06/2024 BY SYS