LOT 39 & PT LOTS 38 40 57 58 &
59 IN OR 2264/457
CORNWALL SURVEY PBK O/31

OWENS ROBERT & THERESA
171007 BAY RD
HILLIARD, FL 32046

2024

16-3N-23-2020-0039-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

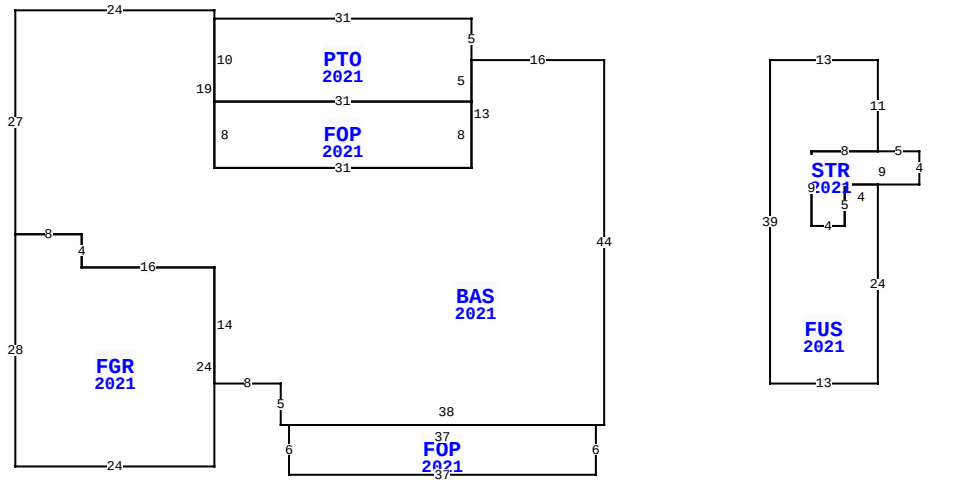
DOR CODE 5400 TIMBERLAND 90+
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,337	100	2,337	299,501
FGR	608	55	334	42,804
FOP	222	30	67	8,587
FOP	248	30	74	9,483
FUS	455	100	455	58,311
PTO	310	5	16	2,051
STR	72	10	7	897
TOTALS	4,252		3,290	421,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,290	103.0400	128.80	423,752	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 2792 HX Base Yr 2022



171007 BAY RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		467,010
TOTAL MARKET OB/XF VALUE		5,750
TOTAL LAND VALUE - MARKET		436,000
TOTAL MARKET VALUE		523,930
SOH/AGL Deduction		22,715
ASSESSED VALUE		501,215
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		451,215
TOTAL JUST VALUE		908,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		890,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006488	CO ISSUED	0	05/22/2021
20001763	NEW CONSTR	337,670	02/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2264/0457	3/14/2019	WD	U	V	37	80,000

GRANTOR: COGBURN LARRY
GRANTEE: OWENS ROBERT & THER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 PTO=[YR=2021] N5 W31 S10 FOP=[YR=2021] S8 E31 N8 W31$ E31 N5$ S13 W31 N19 W24 S27 FGR=[YR=2021] S28 E24 N24 W16 N4 W8$ E8 S4 E16 S14 E8 S5 E1 FOP=[YR=2021] S6 E37 N6 W37$ E38 N44$ PTR=E20 FUS=[YR=2021] E13 S11 STR=[YR=2021] E5 S4 W9 S5 W4 N9 E8$ W8 S9 E4 N5 E4 S24 W13 N39$ W20$.

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	1,452.00	SF	4.00	4.00	100	2021	2021	3	99	5,750	

LAND DESCRIPTION

TOTAL OB/XF 5,750

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	29.00	AC		1.00	1.00	1.00	730.00	730.00	21,170							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	29.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	406,000							

REVIEW DATE 08/09/2021 BY TWA Total Acres: 30.00 Total Land Value: 51,170 Market: 406,000 Agricultural: 21,170 Common: 30,000 PRINTED 08/06/2024 BY SYS

LOT 39 & PT LOTS 38 40 57 58 &
59 IN OR 2264/457
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2024

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BUILDING CHARACTERISTICS

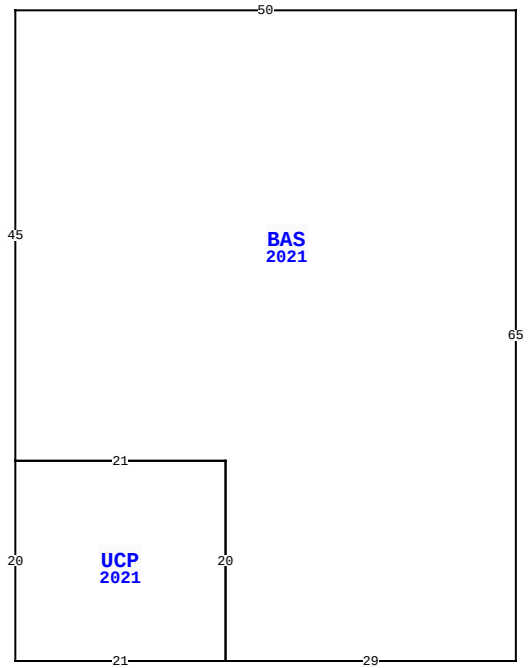
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5400	TIMBERLAND 90+
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100	2,830	44,070
UCP	420	20	84	1,308
TOTALS	3,250		2,914	45,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,914	45.4020	15.89	46,303	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2022 Heated Area: 2830 HX Base Yr 2022



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2264/0457	3/14/2019	WD	U	V	37	80,000

GRANTOR: COGBURN LARRY

GRANTEE: OWENS ROBERT & THER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W50 S45 UCP=[YR=2021] S20 E21 N20 W21$ E21 S20 E29 N65$.

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 08/09/2021 BY TWA Total Acres: 30.00 Total Land Value: 51,170 Market: 406,000 Agricultural: 21,170 Common: 30,000 PRINTED 08/06/2024 BY SYS