LOT 4
PT OF OR 151/309 &
OR 313 PG 132

BANDY GERALD J & LINDA S
17445 LILLER ROAD
HILLIARD, FL 32046

**2024**

**34-4N-23-2020-0004-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

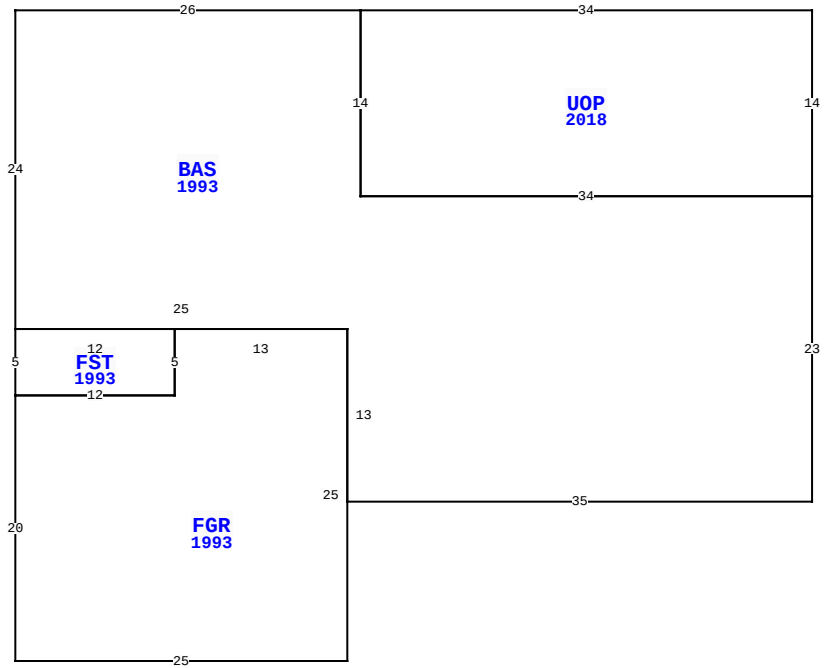
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 1,419 | 100 | 1,419 | 117,354 |
| FGR | 565 | 55 | 311 | 25,720 |
| FST | 60 | 55 | 33 | 2,729 |
| UOP | 476 | 20 | 95 | 7,857 |
| TOTALS | 2,520 | | 1,858 | 153,661 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,858 | 105.8400 | 100.55 | 186,822 | 1981 | 1981 | 0 | 0 | 0 | 17.75 | 82.25 |

1 SINGLE FAM – 100% - 0 Heated Area: 1419 HX Base Yr




17445 LILLER RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 153,661 |
| TOTAL MARKET OB/XF VALUE | | 9,614 |
| TOTAL LAND VALUE - MARKET | | 190,000 |
| TOTAL MARKET VALUE | | 353,275 |
| SOH/AGL Deduction | | 223,745 |
| ASSESSED VALUE | | 129,530 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 79,530 |
| TOTAL JUST VALUE | | 353,275 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 346,360 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2018] W34 BAS=[YR=1993] W26 S24 FST=[YR=1993] S5 FGR=[YR=1993] S20 E25 N25 W13 S5 W12$ E12 N5 W12$ E25 S13 E35 N23 W34 N14$ S14 E34 N14$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 400.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 79 | 2,054 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 18 | 16 | 288.00 | SF | 35.00 | 35.00 | 100 | 2014 | 2014 | 3 | 75 | 7,560 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,614

| 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 | 000115 | C | SFR ACRES | 100 | 0005 | OR | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 190,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/06/2024 BY SYS