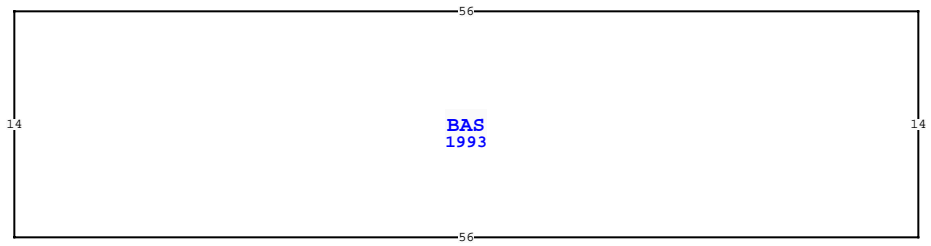


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structure	01	FLAT 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame		N/A 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
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
BAS	784	100	784
			SUBAREA MARKET VALUE
			13,863
TOTALS	784		784
			13,863

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	784	84.2000	58.94	46,209	1982	1982	0	0	70.00	30.00	
1 M/H 93- - 100% - 0 Heated Area: 784 HX Base Yr												
												
17231 LILLER RD, HILLIARD												
BLD DATE			LGL DATE			06/16/2023			MLU			
XF DATE			LAND DATE									
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		144,461	
TOTAL MARKET OB/XF VALUE		11,128	
TOTAL LAND VALUE - MARKET		190,000	
TOTAL MARKET VALUE		345,589	
SOH/AGL Deduction		207,752	
ASSESSED VALUE		137,837	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		87,837	
TOTAL JUST VALUE		345,589	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		340,110	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0306/0443	12/01/1979	WD	Q	I		13,000
GRANTOR:						
GRANTEE:						
0214/0288	1/01/1976	WD	Q	I		8,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
L N	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	0940	SHEDS/PORT	0 100	12	10	120.00	SF	21.30	21.30	100	1990	1990	3	20	511	
2	0510	GARAGE WD-	0 100	20	16	320.00	SF	26.95	26.95	100	1993	1993	3	20	1,725	
3	0751	UOP	0 100	10	8	80.00	SF	10.00	10.00	100	1994	1994	3	20	160	
4	0751	UOP	0 100	46	10	460.00	SF	10.00	10.00	100	1994	1994	3	20	920	
5	1242	WD DECK A	0 100	21	6	126.00	SF	10.00	10.00	100	1990	1990	3	20	252	
6	0681	POLE SHED	0 100	0	0	2,100.00	SF	15.00	15.00	100	1996	1996	3	24	7,560	
TOTALS													11,128			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W56 S14 E56 N14\$.			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								

LOT 7 R107550
IN OR 306 PG 443
EX ESMT OR 520/1076

WOLLITZ GERALD L & CAROL S
17231 LILLER RD
HILLIARD, FL 32046

2024

34-4N-23-2020-0007-0000
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	50
Exterior Wall	12	CEDAR	50
Roof Structure	07	GAMBREL	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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
BAS	912	100	912
FUS	532	100	532
UOP	380	20	76
SUBAREA MARKET VALUE			
BAS		78,359	
FUS		45,709	
UOP		6,530	
TOTALS	1,824		1,520
		130,598	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,520	109.1400	103.68	157,594	1987	1987		0	0	17.13	82.87		
2 SINGLE FAM - 100% - 0 Heated Area: 1444 HX Base Yr														
[Floor Plan Diagram: Shows three units labeled BAS 1993, UOP 2012, and FUS 1993 with dimensions and area values.]														
17231 LILLER RD, HILLIARD														
				BLD DATE				LGL DATE	06/16/2023 MLU					
				XF DATE				LAND DATE						
				INC DATE				AG DATE						

NASSAU COUNTY PROPERTY				PAGE 2 of 2	4	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE		144,461				
TOTAL MARKET OB/XF VALUE		11,128				
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ASSESSED VALUE		137,837				
TOTAL EXEMPTION VALUE		50,000		HX HB		
BASE TAXABLE VALUE		87,837				
TOTAL JUST VALUE		345,589				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		340,110				
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I /	V I /	RSN CD	SALE PRICE
0306/0443	12/01/1979	WD	Q	I		13,000
GRANTOR:						
GRANTEE:						
0214/0288	1/01/1976	WD	Q	I		8,000
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
UOP=[YR=2012] W10 BAS=[YR=1993] W24 S38 E24 N38\$ S38 E10 N38\$ PTR=E20 FUS=[YR=1993] E14 S38 W14 N38\$ W20\$.						

EXTRA FEATURES																
L N	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
[Empty table for extra features]																

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
[Empty table for land description]																										