



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 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		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	04	Quality Level 04	
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
BAS	1,064	100	1,064
			SUBAREA MARKET VALUE
			47,041
TOTALS	1,064		1,064
			47,041

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
0800	02	1,064	133.9800	100.48	106,911	1994	1999		0	0	56.00	44.00																
1 M/H 94+ - 0% - 0																												
Heated Area: 1064																												
HX Base Yr																												
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 76 76 14 14 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2007 </div> </div>																												
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td>03/05/2008</td> <td>JH</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>03/05/2008</td> <td>JH</td> <td>LAND DATE</td> <td>06/13/2023</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>														BLD DATE	03/05/2008	JH	LGL DATE		XF DATE	03/05/2008	JH	LAND DATE	06/13/2023	INC DATE			AG DATE	
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INC DATE			AG DATE																									
170288 BAY RD, HILLIARD																												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			47,041
TOTAL MARKET OB/XF VALUE			338
TOTAL LAND VALUE - MARKET			366,000
TOTAL MARKET VALUE			86,214
SOH/AGL Deduction			18,541
ASSESSED VALUE			67,673
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			67,673
TOTAL JUST VALUE			413,379
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			412,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530875	ANTENNA	5,000	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/1040	2/11/2008	QC	U	I	07	100
GRANTOR: WEINAUG RAYMOND J JR						
GRANTEE: WEINAUG WOODLANDS I						
0047/0263	1/01/1964	TA	U	V		2,800
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	0	16	8		128.00	SF	13.20				338	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2007] W76S14E76N14S.													

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	005000	C	RURAL HOME	0	0006		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	415.00	415.00	7,885							
3	005902	A	HARDWOOD SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	24.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	336,000							