IN OR 2488/566

KIRK DANIEL W & STEFANI M
17053 OAK HILL ROAD
HILLIARD, FL 32046

2025

05-1N-23-0000-0001-0140

BUILDING CHARACTERISTICS

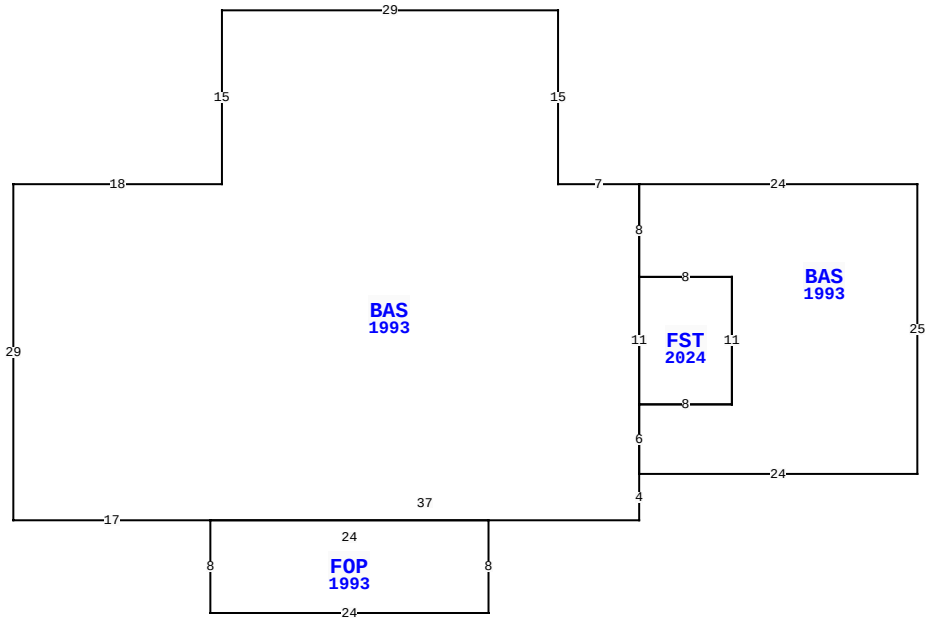
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	512	100	1993	512	58,681
BAS	2,001	100	1993	2,001	229,338
FOP	192	30	1993	58	6,648
FST	88	55	2024	48	5,501
TOTALS	2,793			2,619	300,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,619	105.8832	139.77	366,058	1986	2000	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2022 Heated Area: 2513 HX Base Yr 2022



17053 OAK HILL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		317,215
TOTAL MARKET OB/XF VALUE		3,755
TOTAL LAND VALUE - MARKET		113,685
TOTAL MARKET VALUE		434,655
SOH/AGL Deduction		17,666
ASSESSED VALUE		416,989
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		366,267
TOTAL JUST VALUE		434,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008897	RMODEL	51,000	07/12/2023
6280	ADDITION	14,400	02/12/1990
BP3182	NEW CONSTR	53,500	02/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2488/0566	8/12/2021	WD	Q	I	01	420,000
GRANTOR: BOYD JOSEPH E & BRIDG						
GRANTEE: KIRK DANIEL W & STE						
0899/0646	9/10/1999	WD	Q	I	05	94,000
GRANTOR: JAX FEDERAL CREDIT UN						
GRANTEE: BOYD JOSEPH E & BRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-24,0] W7 N15 W29 S15 W18 S29 E17 E37 N4 N6 N11 N8 $
BAS=[YR=1993;ORIG=0,0] W24 S8 E8 S11 W8 S6 E24 N25 $
FOP=[YR=1993;ORIG=-61,29] S8 E24 N8 W24 $
FST=[YR=2024;ORIG=-24,8] E8 S11 W8 N11 $
.

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	0811	CONCRETE B	0	100	0	0	706.00	SF	5.20	5.20	100	1986	1986	3	47	1,725	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 3,755

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	000100	C	RES	100	0006	OR	0.00	0.00	5.83	AC		1.00	1.00	1.00	19,500.00	19,500.00	113,685							

REVIEW DATE 12/21/2023 BY WW Total Acres: 5.83 Total Land Value: 113,685 Market: 0 Agricultural: 0 Common: 113,685 PRINTED 07/30/2025 BY SYS

IN OR 2488/566

KIRK DANIEL W & STEFANI M
17053 OAK HILL ROAD
HILLIARD, FL 32046

2025

05-1N-23-0000-0001-0140

NASSAU COUNTY PROPERTY

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

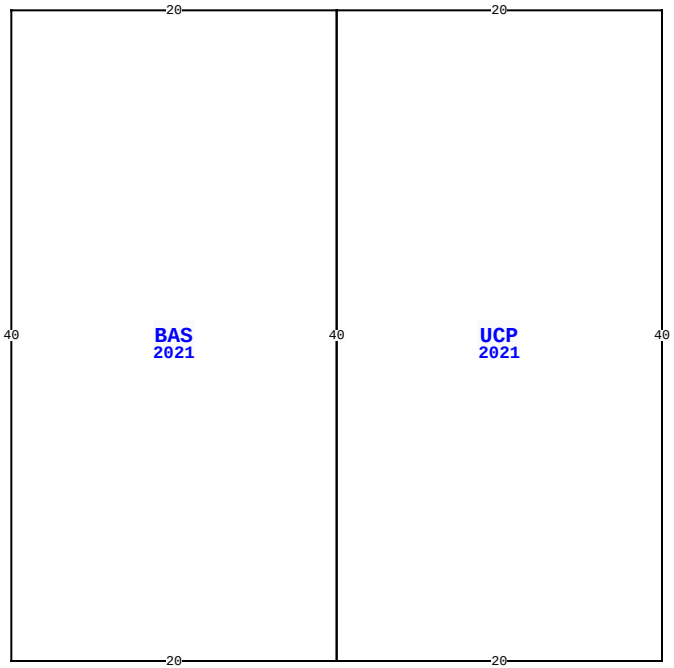
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2021	800	14,206
UCP	800	20	2021	160	2,841
TOTALS	1,600			960	17,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	57.1320	21.14	20,294	2011	2011	0	0	0	16.00	84.00

2 GARAGE RES – 100% - 2022 Heated Area: 800 HX Base Yr 2022



17053 OAK HILL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		317,215
TOTAL MARKET OB/XF VALUE		3,755
TOTAL LAND VALUE - MARKET		113,685
TOTAL MARKET VALUE		434,655
SOH/AGL Deduction		17,666
ASSESSED VALUE		416,989
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		366,267
TOTAL JUST VALUE		434,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/0566	8/12/2021	WD	Q	I	01	420,000
GRANTOR: BOYD JOSEPH E & BRIDG						
GRANTEE: KIRK DANIEL W & STE						
0899/0646	9/10/1999	WD	Q	I	05	94,000
GRANTOR: JAX FEDERAL CREDIT UN						
GRANTEE: BOYD JOSEPH E & BRI						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W20 BAS=[YR=2021] W20 S40 E20 N40$ S40 E20 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/21/2023 BY WW Total Acres: 5.83 Total Land Value: 113,685 Market: 0 Agricultural: 0 Common: 113,685 PRINTED 07/30/2025 BY SYS