PT GOVT LOTS 1,2 & 3 OF
SEC 5-1N-23E IN OR 2796/348

SCIULLO VICTOR A L/E/
17030 OAK HILL ROAD
HILLIARD, FL 32046-5820

2025

05-1N-23-0000-0001-0200

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

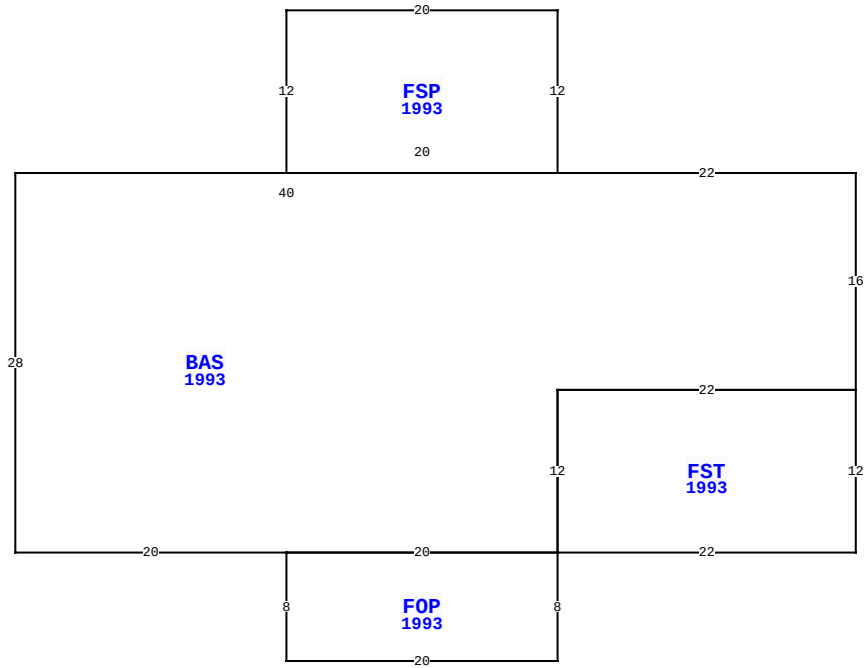
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1993	1,472	123,206
FOP	160	30	1993	48	4,018
FSP	240	40	1993	96	8,035
FST	264	55	1993	145	12,137
TOTALS	2,136			1,761	147,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,761	108.0000	108.00	190,188	1979	1994	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 0 Heated Area: 1472 HX Base Yr 1990



17030 OAK HILL RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		147,396
TOTAL MARKET OB/XF VALUE		43,162
TOTAL LAND VALUE - MARKET		260,400
TOTAL MARKET VALUE		450,958
SOH/AGL Deduction		291,890
ASSESSED VALUE		159,068
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,346
TOTAL JUST VALUE		450,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004565	NEW ROOF	8,000	04/10/2023
20010506	REPAIR/RRF	10,719	10/30/2020
E0310986	GARAGE	800	01/04/2003
8250	CHNGE SRVC	135	06/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2796/348	6/24/2025	LE	U	I	11	100
GRANTOR: SCIULLO VICTOR A						
GRANTEE: SCIULLO KATHIE JEWE						
1941/0326	10/02/2014	QC	U	I	11	100
GRANTOR: SCIULLO JANE M						
GRANTEE: SCIULLO VICTOR A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FSP=[YR=1993] N12 W20 S12 E20$ W40 S28 E20 FOP=[YR=1993] S8 E20 N8W20$ E20 FST=[YR=1993] E22 N12 W22S12$ N12 E22 N16$.

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	0681	POLE SHED	0	100	0	0	960.00	SF	15.00	15.00	100	1970	1970	3	20	2,880	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	42	1,470	
3	0810	CONCRETE A	0	100	0	0	208.00	SF	6.50	6.50	100	1980	1980	3	30	406	
4	0511	GARAGE CB-	0	100	48	24	1,152.00	SF	40.00	40.00	100	2003	2003	3	82	37,786	
5	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	2008	2008	3	31	620	

LAND DESCRIPTION

TOTAL OB/XF 43,162

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	14.00	AC		1.00	1.00	1.20	15,500.00	18,600.00	260,400							

REVIEW DATE 03/09/2021 BY TWX Total Acres: 14.00 Total Land Value: 260,400 Market: 0 Agricultural: 0 Common: 260,400 PRINTED 07/30/2025 BY SYS