IN OR 693/1952 & OR 698/739

DAUGHTRY CLYDE E JR & DEBRA L/
16801 OAK HILL ROAD
HILLIARD, FL 32046

2025

05-1N-23-0000-0001-0450

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

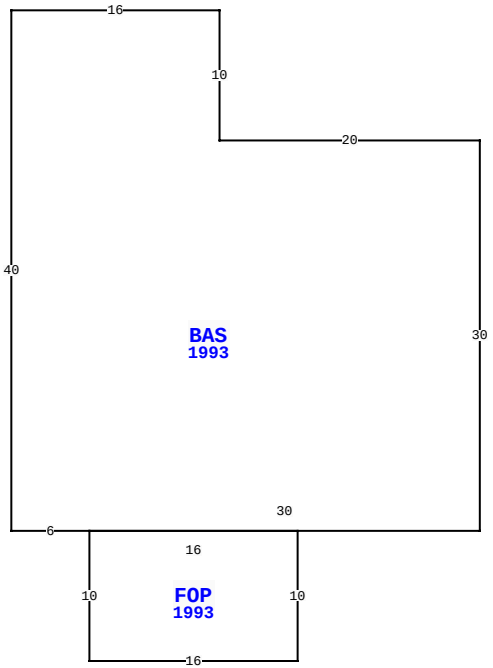
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100	1993	1,240	91,326
FOP	160	30	1993	48	3,535
TOTALS	1,400			1,288	94,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,288	111.5920	111.59	143,728	1976	1976	0	10	0	24.00	66.00

1 SINGLE FAM – 100% - 0 Heated Area: 1240 HX Base Yr 1994



16801 OAK HILL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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		94,860
TOTAL MARKET OB/XF VALUE		1,009
TOTAL LAND VALUE - MARKET		83,300
TOTAL MARKET VALUE		179,169
SOH/AGL Deduction		98,722
ASSESSED VALUE		80,447
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,725
TOTAL JUST VALUE		179,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0698/0739	2/14/1994	WD	Q	I	01	100
GRANTOR: DAUGHTRY CLYDE JR & D						
GRANTEE: DAUGHTRY CLYDE JR &						
0693/1952	12/10/1993	WD	Q	I		57,000
GRANTOR: KEYES WM & LORI D						
GRANTEE: DAUGHTRY CLYDE E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N10 W16 S40 E6 FOP=[YR=1993] S10E16 N10 W16$ E30 N30$.

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	8	24	192.00	SF	15.00	15.00	100	1970	1970	3	20	576	
2	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	100	1976	1976	3	26	433	

LAND DESCRIPTION

TOTAL OB/XF 1,009

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	2.38	AC		1.00	1.00	1.00	35,000.00	35,000.00	83,300							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 2.38 Total Land Value: 83,300 Market: 0 Agricultural: 0 Common: 83,300 PRINTED 07/30/2025 BY SYS