BLK 175 LOTS 17,18,19 & 20
(EX PT IN R/W)
TOWN OF HILLIARD WEST S/D OF

HOUSTON ERIN
175504 BAY ROAD
HILLIARD, FL 32046

2025

08-3N-24-2380-0175-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD ON PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

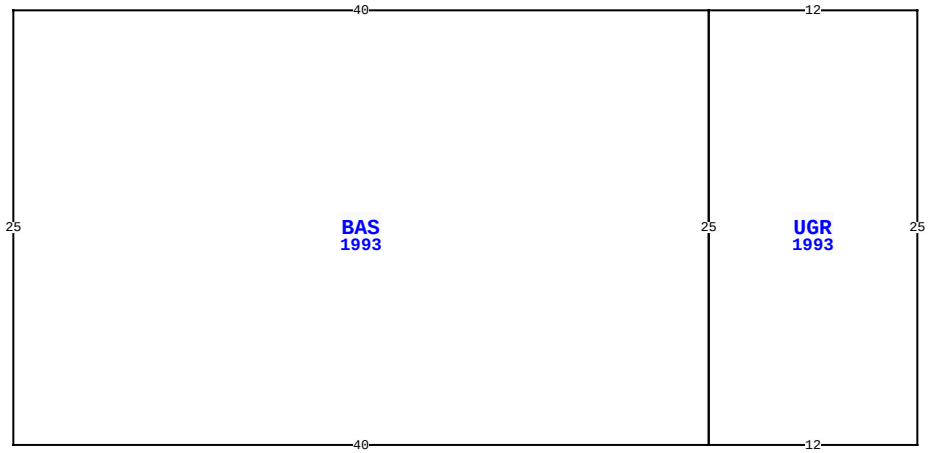
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	99,406
UGR	300	45	1993	135	13,420
TOTALS	1,300			1,135	112,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,135	133.8780	133.88	151,954	1972	1992	0	0	0	25.75	74.25

1 SINGLE FAM – 0% - 0 Heated Area: 1000 HX Base Yr



175504 BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	112,826
TOTAL MARKET OB/XF VALUE	390
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	148,216
SOH/AGL Deduction	837
ASSESSED VALUE	147,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,379
TOTAL JUST VALUE	148,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2271/1025	4/22/2019	WD	Q	I	02	125,000
GRANTOR: MERRITT HAL S & BARBA						
GRANTEE: HOUSTON ERIN						
0491/0011	6/01/1986	WD	Q	I		38,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S25 E40 UGR=[YR=1993] E12 N25 W12S25$ N25$
.

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	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	100	1980	1980	3	30	390	

LAND DESCRIPTION

TOTAL OB/XF 390

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	0	0006	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000							

REVIEW DATE 06/26/2019 BY TW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS