PT OF SW1/4
PAR 9-1 9-2 & S-1 OF LOT 20 &
S-4 OF LOT 13 CORNWALL SURVEY

ROGERS FRANKLIN B & LINDA L
17263 MCINTOSH ROAD
HILLIARD, FL 32046

2025

10-3N-23-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

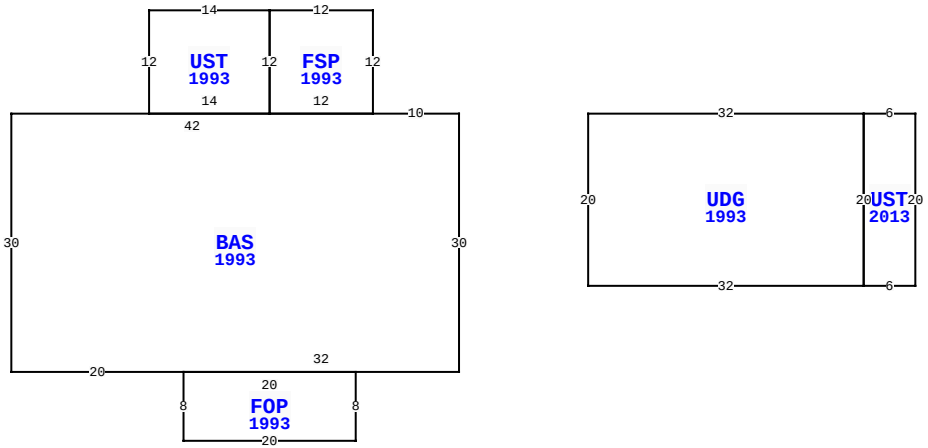
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,560	100	1993	1,560	117,297
FOP	160	30	1993	48	3,609
FSP	144	40	1993	58	4,361
UDG	640	55	1993	352	26,467
UST	168	45	1993	76	5,715
UST	120	45	2013	54	4,060
TOTALS	2,792			2,148	161,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,148	97.0200	97.02	208,399	1974	1979	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 2001 Heated Area: 1560 HX Base Yr 2001



17263 MCINTOSH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		161,509
TOTAL MARKET OB/XF VALUE		23,219
TOTAL LAND VALUE - MARKET		72,100
TOTAL MARKET VALUE		256,828
SOH/AGL Deduction		122,880
ASSESSED VALUE		133,948
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,226
TOTAL JUST VALUE		256,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013083	REPAIR/RRF	9,800	08/25/2022
B24415	ADDITION	2,109	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0941/0306	7/18/2000	WD	U	I		80,000
GRANTOR: POWERS MELBA						
GRANTEE: ROGERS FRANKLIN & L						
0822/1191	2/17/1998	WD	U	V		750
GRANTOR: SUTTON GRADY SR & JAC						
GRANTEE: POWERS MELBA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FSP=[YR=1993] N12 W12 UST=[YR=1993] W14 S12 E14 N12 $ S12 E12 $ W42 S30 E20 FOP=[YR=1993] S8 E20 N8 W20 $ E32 N30 $ PTR= E15 UDG=[YR=1993] E32 UST=[YR=2013] E6 S20 W6 N20$ S20 W32 N20 $ W15 $.

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	0510	GARAGE WD-	0	100	0	0	597.00	SF	24.85	24.85	100	1950	1950	3	20	2,967	
2	0940	SHEDS/PORT	0	100	20	6	120.00	SF	30.00	30.00	100	2009	2009	3	35	1,260	
3	0510	GARAGE WD-	0	100	40	25	1,000.00	SF	35.00	35.00	100	2009	2009	3	52	18,200	
4	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	2013	2013	3	55	792	

LAND DESCRIPTION

TOTAL OB/XF 23,219

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	0005	OR	0.00	0.00	2.06	AC		1.00	1.00	1.00	35,000.00	35,000.00	72,100							

REVIEW DATE 11/28/2022 BY WWX Total Acres: 2.06 Total Land Value: 72,100 Market: 0 Agricultural: 0 Common: 72,100 PRINTED 07/30/2025 BY SYS