

LOT 7
IN OR 2049/1556
LONESOME OAK ESTATES PB 8/8

CROFT BRYAN &/HIGGINBOTHAM APRIL
171616 BAY RD
HILLIARD, FL 32046

2025

10-3N-23-1225-0007-0000



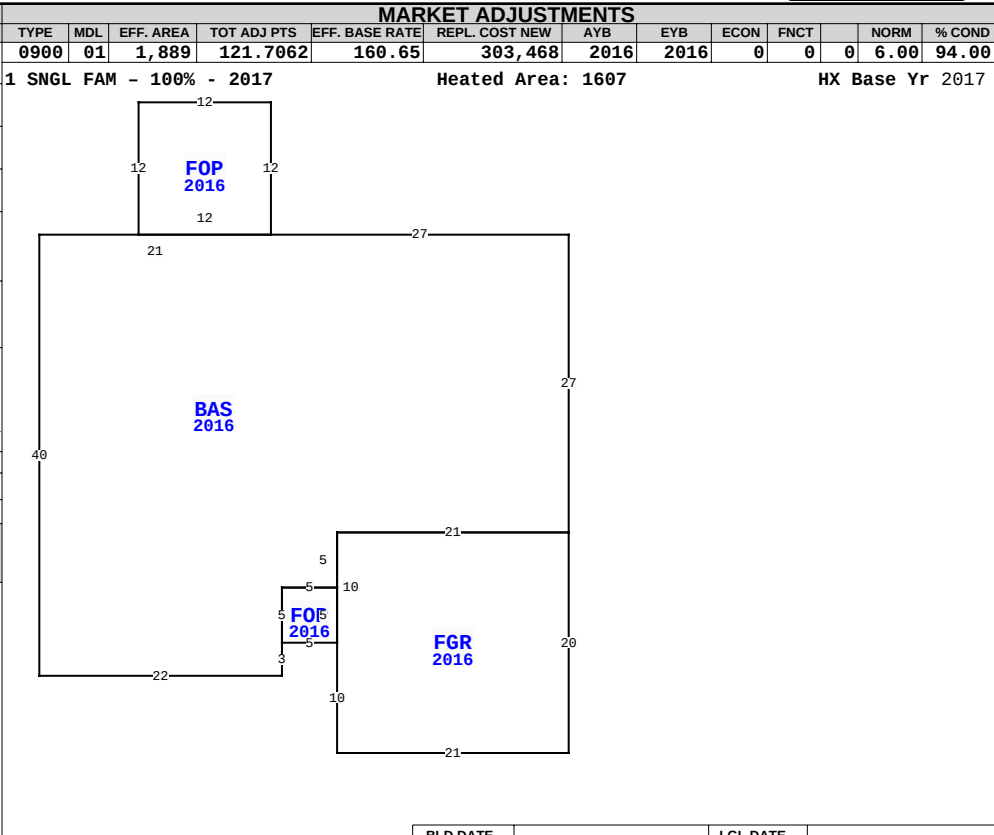
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,607	100	2016	1,607	242,675
FGR	420	55	2016	231	34,883
FOP	25	30	2016	8	1,208
FOP	144	30	2016	43	6,494

TOTALS	2,196			1,889	285,260
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	2,365.00	SF	4.00	4.00



171616 BAY RD, HILLIARD	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0812	CONCRETE C	0 100	0	0	2,365.00	SF	4.00	4.00	100	2016	2016	3	95	8,987	

LAND DESCRIPTION										TOTAL OB/XF										8,987	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000100	C	RES	100	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00					

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										285,260									
TOTAL MARKET OB/XF VALUE										8,987									
TOTAL LAND VALUE - MARKET										45,450									
TOTAL MARKET VALUE										339,697									
SOH/AGL Deduction										152,386									
ASSESSED VALUE										187,311									
TOTAL EXEMPTION VALUE										50,722									
BASE TAXABLE VALUE										136,589									
TOTAL JUST VALUE										339,697									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										311,669									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531264	CO ISSUED	0	04/27/2016
B1531264	NEW CONSTR	182,062	10/31/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2049/1556	5/31/2016	WD	Q	I	01	180,000	
GRANTOR: B Y FRANKLIN PROPERTI							
GRANTEE: CROFT BRYAN & APRIL							
1969/0950	3/19/2015	WD	Q	V	05	145,000	
GRANTOR: WEST LAWRENCE W JR							
GRANTEE: B Y FRANKLIN PROPER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W27 FOP=[YR=2016] N12 W12 S12 E12\$ W21 S40 E22 N3 FOP=[YR=2016] E5 FGR=[YR=2016] S10 E21 N20 W21 S10\$ N5 W5 S5\$ N5 E5 N5 E21 N27\$.									