LOT 8
LONESOME OAK ESTATES PB 8/8

SCHROCK DAVID A & ROBIN W L/E/
17079 MCINTOSH RD
HILLIARD, FL 32046

2025

10-3N-23-1225-0008-0000

NASSAU COUNTY PROPERTY

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		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

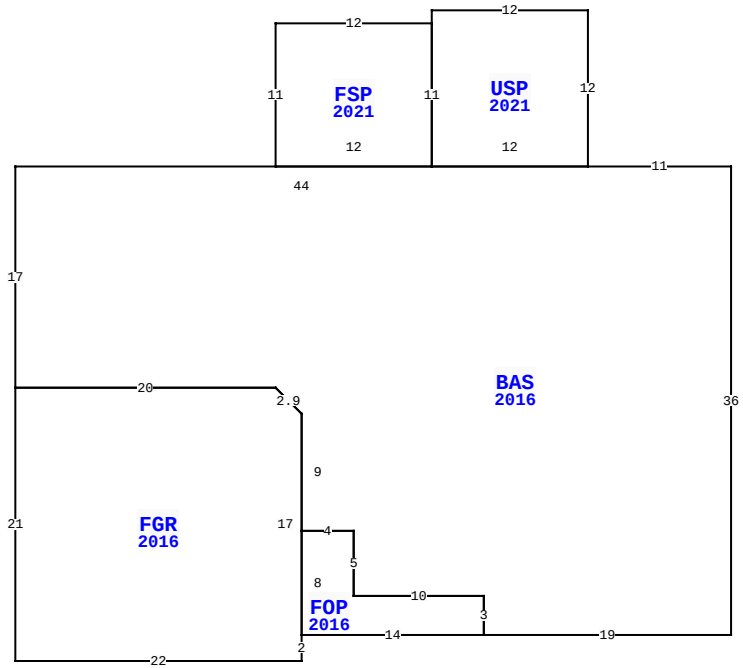
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,502	100	2016	1,502	228,837
FGR	460	55	2016	253	38,546
FOP	62	30	2016	19	2,895
FSP	132	40	2021	53	8,075
USP	144	30	2021	43	6,551
TOTALS	2,300			1,870	284,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,870	122.7842	162.08	303,090	2016	2016	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2023 Heated Area: 1502 HX Base Yr 2023



17079 MCINTOSH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,790
TOTAL MARKET OB/XF VALUE		18,011
TOTAL LAND VALUE - MARKET		45,450
TOTAL MARKET VALUE		360,251
SOH/AGL Deduction		102,150
ASSESSED VALUE		258,101
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,379
TOTAL JUST VALUE		360,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631957	CARPORT	23,034	03/31/2016
B1530535	CO ISSUED	0	01/15/2016
B1530535	NEW CONSTR	182,846	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/1687	6/21/2022	LE	U	I	11	100
GRANTOR: SCHROCK DAVID A & ROB						
GRANTEE: SIMMONS KELLY MICHE						
2533/1983	1/28/2022	WD	Q	I	01	368,900
GRANTOR: MCMANIS RICHARD J & B						
GRANTEE: SCHROCK DAVID A & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 USP=[YR=2021] N12 W12 S1 FSP=[YR=2021] W12 S11 E12 N11$ S11 E12$ W44 S17 FGR=[YR=2016] S21 E22 N2 FOP=[YR=2016] E14 N3 W10 N5 W4 S8 $ N17 U2 L2 W20$ E20 D2 R2 S9 E4 S5 E10 S3 E19 N36$.

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	0812	CONCRETE C	0	100	0	0	1,416.00	SF	4.00	4.00	100	2016	2016	3	95	5,381	
2	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	2016	2016	3	95	889	
3	0855	CONC PAVER	0	100	16	16	256.00	SF	10.00	10.00	100	2019	2019	3	97	2,483	
4	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00	10.00	100	2016	2016	3	70	5,040	
5	0351	CARPORT MT	0	100	31	24	744.00	SF	6.30	6.30	100	2021	2021	3	90	4,218	

LAND DESCRIPTION

TOTAL OB/XF 18,011

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	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,450							

REVIEW DATE 04/04/2022 BY TWA Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 07/30/2025 BY SYS

LOT 8
LONESOME OAK ESTATES PB 8/8

SCHROCK DAVID A & ROBIN W L/E/
17079 MCINTOSH RD
HILLIARD, FL 32046

2025

10-3N-23-1225-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

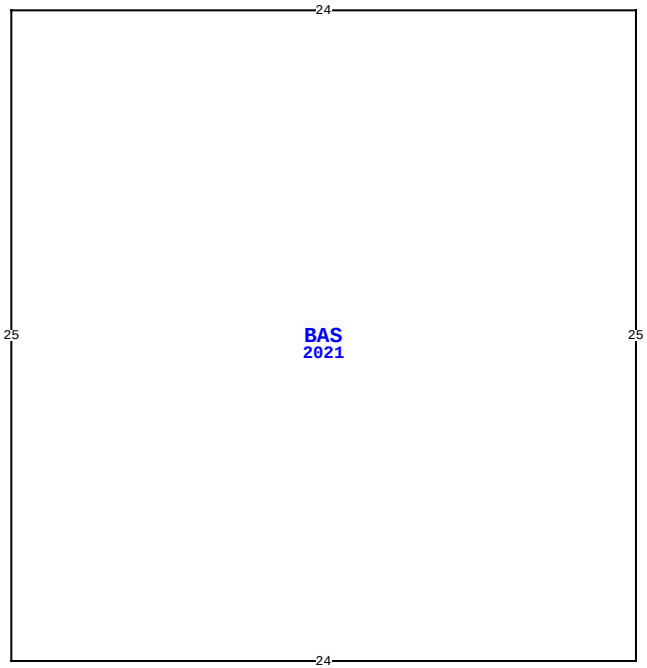
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2021	600	11,885
TOTALS	600			600	11,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	58.1900	21.53	12,918	2016	2016	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2023 Heated Area: 600 HX Base Yr 2023



17079 MCINTOSH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,790
TOTAL MARKET OB/XF VALUE		18,011
TOTAL LAND VALUE - MARKET		45,450
TOTAL MARKET VALUE		360,251
SOH/AGL Deduction		102,150
ASSESSED VALUE		258,101
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,379
TOTAL JUST VALUE		360,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/1687	6/21/2022	LE	U	I	11	100
GRANTOR: SCHROCK DAVID A & ROB						
GRANTEE: SIMMONS KELLY MICHE						
2533/1983	1/28/2022	WD	Q	I	01	368,900
GRANTOR: MCMANIS RICHARD J & B						
GRANTEE: SCHROCK DAVID A & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S25 E24 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/04/2022 BY TWA Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 07/30/2025 BY SYS