PT LOTS 14,15 & 16 IN
OR 1197/1387
CORNWALL SURVEY S/D OF

SIMMONS ROBERT T JR & BRIDGET
172382 BAY ROAD
HILLIARD, FL 32046

**2025**

**11-3N-23-2020-0014-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 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 | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

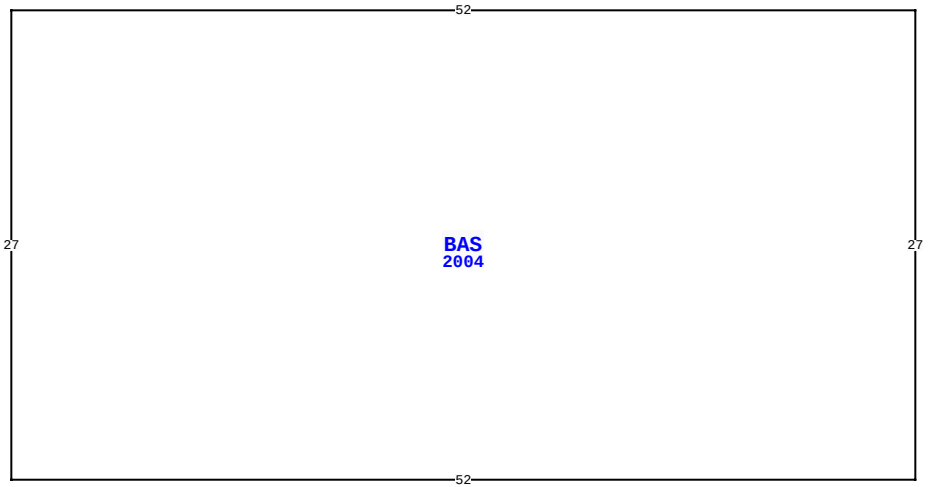
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,404 | 100 | 2004 | 1,404 | 94,874 |
| TOTALS | 1,404 | | | 1,404 | 94,874 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,404 | 152.8800 | 129.95 | 182,450 | 2004 | 2004 | 0 | 0 | 0 | 48.00 | 52.00 |

1 M/H 94+ – 100% - 2005 Heated Area: 1404 HX Base Yr 2005




172382 BAY RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 94,874 |
| TOTAL MARKET OB/XF VALUE | | 4,460 |
| TOTAL LAND VALUE - MARKET | | 108,000 |
| TOTAL MARKET VALUE | | 207,334 |
| SOH/AGL Deduction | | 123,765 |
| ASSESSED VALUE | | 83,569 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 32,847 |
| TOTAL JUST VALUE | | 207,334 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 181,494 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M047835 | H/AC | 0 | 01/01/2004 |
| MH034280 | MH MOVE-ON | 0 | 12/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2128/1228 | 12/23/2016 | SW | U | I | 11 | 100 |
| GRANTOR: NAUGHTON CLAUDIA CASS | | | | | | |
| GRANTEE: CLAUDIA CASSIDY NAU | | | | | | |
| 1197/1387 | 12/24/2003 | WD | Q | V | | 39,900 |
| GRANTOR: GRAHAM SHARI T | | | | | | |
| GRANTEE: SIMMONS ROBERT JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W52 S27 E52 N27$ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 12 | 192.00 | SF | 20.10 | 20.10 | 100 | 2004 | 2004 | 3 | 21 | 810 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 24 | 12 | 288.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 21 | 605 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 87 | 3,045 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,460

| 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 | | OR | 0.00 | 0.00 | 3.60 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 108,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.60 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 07/30/2025 BY SYS