

PT LOTS 14,15 & 16 IN  
OR 1973/1292  
CORNWALL SURVEY S/D OF

HUOVINEN JAMES D & BETTY A L/E/  
172359 BAY ROAD  
HILLIARD, FL 32046

2025

11-3N-23-2020-0014-0030



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 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                    | 03 | MASONRY 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       | 1,671            | 100         | 1995 | 1,671        | 141,442              |
| FOP       | 85               | 30          | 1995 | 26           | 2,201                |
| UOP       | 20               | 20          | 1995 | 4            | 339                  |
| USP       | 200              | 30          | 1995 | 60           | 5,079                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 1,976 |  |  | 1,761 | 149,060 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    |
| 1              | 0681       | POLE SHED   | 0   | 100 | 14 | 11 | 154.00 | SF | 15.00    |
| 2              | 0681       | POLE SHED   | 0   | 100 | 22 | 13 | 286.00 | SF | 15.00    |
| 3              | 0300       | BOAT DCK W  | 0   | 100 | 12 | 10 | 120.00 | SF | 40.00    |
| 4              | 0510       | GARAGE WD-  | 0   | 100 | 30 | 24 | 720.00 | SF | 29.75    |
| 5              | 0681       | POLE SHED   | 0   | 100 | 32 | 8  | 256.00 | SF | 15.00    |
| 6              | 0936       | SEPTC TANK  | 0   | 100 | 0  | 0  | 1.00   | UT | 6,000.00 |
| 7              | 0752       | USP         | 0   | 100 | 10 | 10 | 100.00 | SF | 15.00    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0006 | OR       | 0.00  | 0.00  | 4.60        |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |         |        |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0100                                                         | 01  | 1,761     | 99.0000     | 99.00          | 174,339        | 1995 | 1995 | 0    | 0    | 0 14.50 | 85.50  |
| 1 SINGLE FAM - 100% - 1996 Heated Area: 1671 HX Base Yr 1996 |     |           |             |                |                |      |      |      |      |         |        |
|                                                              |     |           |             |                |                |      |      |      |      |         |        |

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

| 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   | 0681       | POLE SHED   | 0   | 100 | 14 | 11 | 154.00 | SF | 15.00    | 15.00          | 100       | 1990    | 1990        | 3 | 20     | 462             |       |
| 2   | 0681       | POLE SHED   | 0   | 100 | 22 | 13 | 286.00 | SF | 15.00    | 15.00          | 100       | 1992    | 1992        | 3 | 20     | 858             |       |
| 3   | 0300       | BOAT DCK W  | 0   | 100 | 12 | 10 | 120.00 | SF | 40.00    | 40.00          | 100       | 1996    | 1996        | 3 | 23     | 1,104           |       |
| 4   | 0510       | GARAGE WD-  | 0   | 100 | 30 | 24 | 720.00 | SF | 29.75    | 29.75          | 100       | 2002    | 2002        | 3 | 29     | 6,212           |       |
| 5   | 0681       | POLE SHED   | 0   | 100 | 32 | 8  | 256.00 | SF | 15.00    | 15.00          | 100       | 2002    | 2002        | 3 | 29     | 1,114           |       |
| 6   | 0936       | SEPTC TANK  | 0   | 100 | 0  | 0  | 1.00   | UT | 6,000.00 | 6,000.00       | 100       | 1990    | 1990        | 3 | 100    | 6,000           |       |
| 7   | 0752       | USP         | 0   | 100 | 10 | 10 | 100.00 | SF | 15.00    | 15.00          | 100       | 2005    | 2005        | 3 | 36     | 540             |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             | 16,290    |     |          |        |         |            |                |            |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
| 1           | 000100   | C   | RES                  | 100 | 0006 | OR       | 0.00  | 0.00  | 4.60        | AC        |     | 1.00     | 1.00   | 1.00    | 30,000.00  | 30,000.00      | 138,000    |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |  |  | 4 |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|--|--|--|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |             |  |  |  |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |  |  |  |   |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |  |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 149,060     |  |  |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 16,290      |  |  |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 138,000     |  |  |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 303,350     |  |  |  |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 158,015     |  |  |  |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 145,335     |  |  |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,722      |  |  |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 94,613      |  |  |  |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 303,350     |  |  |  |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |  |  |  |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |             |  |  |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 274,085     |  |  |  |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| MH4690     | MH MOVE-ON  | 0      | 10/01/2005 |
| P10186     | OTHER       | 0      | 10/01/2005 |
| B16114     | FOUNDATION  | 1,950  | 09/01/2005 |
| E15862     | ELEC OTHER  | 0      | 09/01/2005 |
| M10396     | MECH OTHER  | 0      | 09/01/2005 |
| B029320    | GARAGE      | 18,416 | 02/01/2002 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2128/1228                      | 12/23/2016 | SW           | U      | I      | 11        | 100           |  |
| GRANTOR: NAUGHTON CLAUDIA CASS |            |              |        |        |           |               |  |
| GRANTEE: CLAUDIS CASSIDY NAU   |            |              |        |        |           |               |  |
| 1973/1292                      | 4/09/2015  | QC           | U      | I      | 11        | 100           |  |
| GRANTOR: HUOVINEN JAMES D & BE |            |              |        |        |           |               |  |
| GRANTEE: HUOVINEN JAMES D &    |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1995] W32 USP=[YR=1995] N10 W20 S10 E20\$ W27 S28 E16<br>FOP=[YR=1995] E17 N5 W17 S5\$ N5 E17 S9 E26 N23 UOP=[YR=1995]<br>E5 N4 W5 S4\$ N9\$. |  |  |  |  |  |  |  |  |  |