PT OF LOT 14 (S-8)
IN OR 2153/421
ESMT IN OR 2366-17

SCHMELZLE DUSTIN K & MISTY
172438 BAY RD
HILLIARD, FL 32046

**2025**

**11-3N-23-2020-0014-0080**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 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 | 08 | SHT VINYL 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 |
| Quality | 03 | Quality Level 03 |

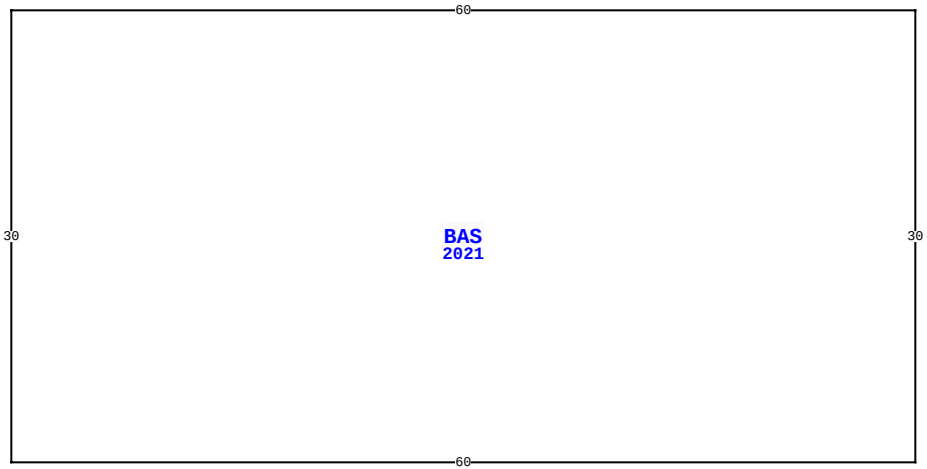
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,800 | 100 | 2021 | 1,800 | 173,343 |
| TOTALS | 1,800 | | | 1,800 | 173,343 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,800 | 116.8000 | 99.28 | 178,704 | 2021 | 2021 | 0 | 0 | 0 | 3.00 | 97.00 |

1 M/H 94+ – 100% - 2022 Heated Area: 1800 HX Base Yr 2022




172438 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 | | 173,343 |
| TOTAL MARKET OB/XF VALUE | | 9,720 |
| TOTAL LAND VALUE - MARKET | | 100,800 |
| TOTAL MARKET VALUE | | 283,863 |
| SOH/AGL Deduction | | 140,828 |
| ASSESSED VALUE | | 143,035 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 92,313 |
| TOTAL JUST VALUE | | 283,863 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 248,570 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21006266 | CO ISSUED | 0 | 05/17/2021 |
| 21003168 | MH MOVE-ON | 0 | 03/16/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2153/0421 | 10/20/2017 | WD | Q | V | 01 | 38,000 |
| GRANTOR: HALL JUSTIN C & ANGEL | | | | | | |
| GRANTEE: SCHMELZLE DUSTIN K | | | | | | |
| 1403/1455 | 4/12/2006 | WD | Q | V | | 37,500 |
| GRANTOR: JDC LAND CORP LLC | | | | | | |
| GRANTEE: HALL JUSTIN C & ANG | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W60 S30 E60 N30$.

## 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 | 30 | 12 | 360.00 | SF | 30.00 | 30.00 | 100 | 2021 | 2021 | 3 | 90 | 9,720 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,720

| 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 | 0007 | OR | 0.00 | 0.00 | 3.36 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 100,800 | | | | | | | |

REVIEW DATE 08/09/2021 BY TW Total Acres: 3.36 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 PRINTED 07/30/2025 BY SYS