PT LOT 16 IN OR 1248/966
CORNWALL SURVEY S/D OF
SEC 11-3N-23E PBK O/31

CARTER MARY ANN & ELDON
172392 BAY ROAD
HILLIARD, FL 32046

2025

11-3N-23-2020-0015-0040

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

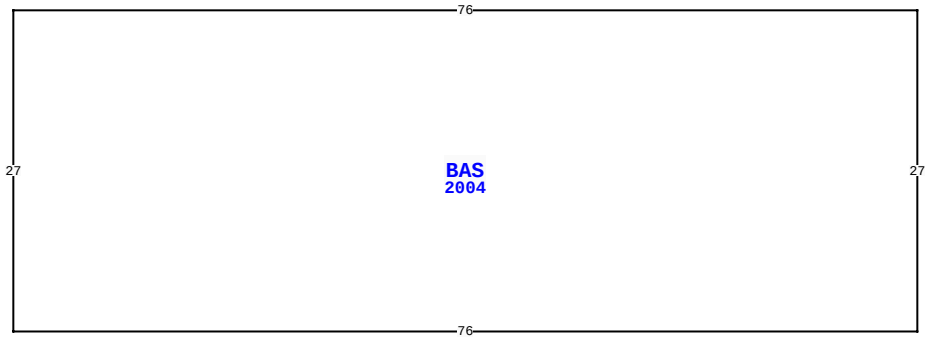
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2004	2,052	138,662
TOTALS	2,052			2,052	138,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	152.8800	129.95	266,657	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2005 Heated Area: 2052 HX Base Yr 2005



172392 BAY RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		138,662
TOTAL MARKET OB/XF VALUE		9,179
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		201,841
SOH/AGL Deduction		111,954
ASSESSED VALUE		89,887
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,165
TOTAL JUST VALUE		201,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010368	12 X 24 STORAGE S	18,676	09/09/2024
MH044375	MH MOVE-ON	0	01/04/2004

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						
1248/0966	7/27/2004	WD	U	V	07	100
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: CARTER MARY ANN & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S27 E76 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	24	12	288.00	SF	21.30	21.30	100	2025	2024	3	100	6,134	
2	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 9,179

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	1.20	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,000							

REVIEW DATE 01/17/2025 BY WWA Total Acres: 1.20 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/30/2025 BY SYS