

PT OF LOT 15 (S-5)
IN OR 2486/1300
CORNWALL SURVEY

MCVAY KEITH C & GWENDOLYN W
172450 BAY ROAD
HILLIARD, FL 32046

2025

11-3N-23-2020-0015-0050



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																														
Exterior Wall	30	VINYL 100	0800	02	2,366	114.0000	96.90	229,265	2021	2021	0	0	0	3.00	97.00	VALUATION SUMMARY																													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2023													Heated Area: 2352																													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023																													
Interior Wall	05	DRYWALL 100	BAS 2022 FOP 2022																																										
Interior Floo	08	SHT VINYL 100																																											
Air Condition	03	CENTRAL 100																																											
Heating Type	04	AIR DUCTED 100																																											
Bedrooms	4	100																																											
Bathrooms	3	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	2,352	100	2022	2,352	221,072																																								
FOP	48	30	2022	14	1,316																																								
TOTALS	2,400			2,366	222,387																																								
EXTRA FEATURES						172450 BAY RD, HILLIARD										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/09/2025 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																													
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