PT OF LOT 16
IN OR 2588/727
CORNWALL SURVEY

CROW ELIZABETH & BRAD
172454 BAY RD
HILLIARD, FL 32046

2025

11-3N-23-2020-0016-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

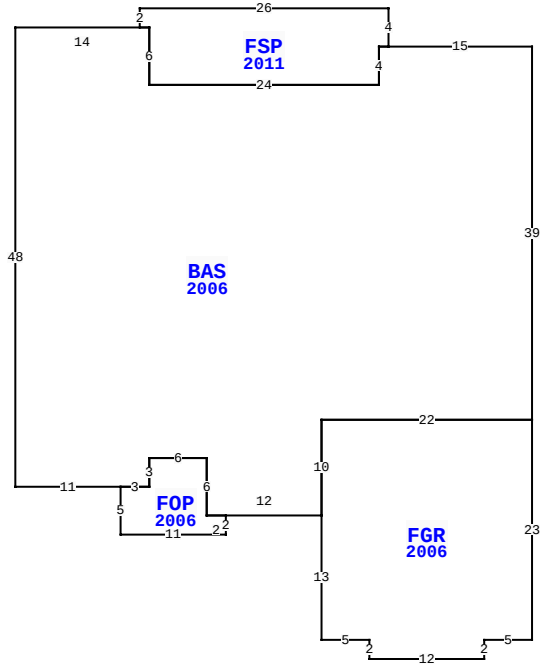
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,280	100	2006	2,280	252,363
FGR	530	55	2006	292	32,320
FOP	67	30	2006	20	2,214
FSP	198	40	2011	79	8,744
TOTALS	3,075			2,671	295,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,671	96.9408	127.96	341,781	2006	2006	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2019 Heated Area: 2280 HX Base Yr 2019



172454 BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		310,807
TOTAL MARKET OB/XF VALUE		12,471
TOTAL LAND VALUE - MARKET		100,450
TOTAL MARKET VALUE		423,728
SOH/AGL Deduction		122,760
ASSESSED VALUE		300,968
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		250,246
TOTAL JUST VALUE		423,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004663	GARAGE	32,819	03/25/2022
22004664	XFOB	10,256	03/25/2022
C16023	CO ISSUED	0	01/01/2006
B16023	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2588/0727	8/23/2022	QC	U	I	11	100
GRANTOR: CROW ELIZABETH F/K/A						
GRANTEE: CROW ELIZABETH & BR						
1997/0091	8/11/2015	WD	Q	I	01	236,000
GRANTOR: HUTCHENS ROBERT E IV						
GRANTEE: DALTON ELIZABETH C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 FSP=[YR=2011] N4 W26 S2 E1 S6 E24 N4 E1$ W1 S4 W24 N6 W14 S48 E11 FOP=[YR=2006] S5 E11 N2 W2 N6 W6 S3 W3$ E3 N3 E6 S6 E12 FGR=[YR=2006] S13 E5 S2 E12 N2 E5 N23 W22 S10$ N10 E22 N39$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0812	CONCRETE C	0	100	0	0	2,604.00	SF	4.00	4.00	100	2006	2006	3	86	8,958	
3	1127	BRICK 8"	0	100	0	0	128.00	SF	11.00	11.00	100	2006	2006	3	96	1,352	
4	0462	ST/AL FNC	0	100	14	4	56.00	SF	10.00	10.00	100	2013	2013	3	68	381	

LAND DESCRIPTION

TOTAL OB/XF 12,471

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	0006	OR	0.00	0.00	2.87	AC		1.00	1.00	1.00	35,000.00	35,000.00	100,450							

REVIEW DATE 08/29/2022 BY WW Total Acres: 2.87 Total Land Value: 100,450 Market: 0 Agricultural: 0 Common: 100,450 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	02	MIN PLYWD 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

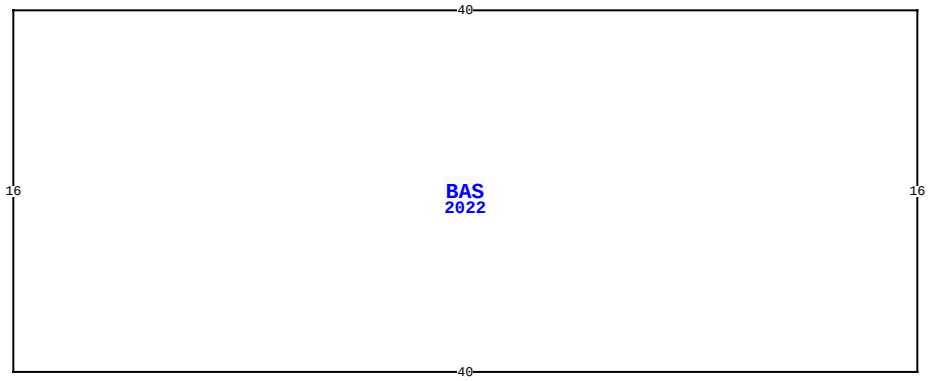
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	2022	640	15,166
TOTALS	640			640	15,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	640	65.3400	24.18	15,475	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2019 Heated Area: 640 HX Base Yr 2019



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NASSAU COUNTY PROPERTY

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GRANTOR: HUTCHENS ROBERT E IV						
GRANTEE: DALTON ELIZABETH C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W40 S16 E40 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/29/2022 BY WW Total Acres: 2.87 Total Land Value: 100,450 Market: 0 Agricultural: 0 Common: 100,450 PRINTED 07/30/2025 BY SYS