PT OF LOT 16 (S-6)
IN OR 2522/1148
CORNWALL SURVEY

KOLBECK JESS E & TORRIE
172406 BAY RD
HILLIARD, FL 32046

2025

11-3N-23-2020-0016-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

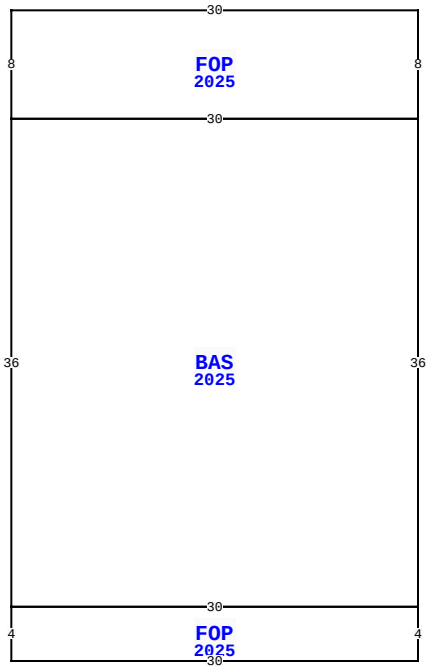
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2025	1,080	139,255
FOP	120	30	2025	36	4,642
FOP	240	30	2025	72	9,284
TOTALS	1,440			1,188	153,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,188	97.6790	128.94	153,181	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 1080 HX Base Yr



172406 BAY RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	153,181
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,450
TOTAL MARKET VALUE	253,631
SOH/AGL Deduction	12,591
ASSESSED VALUE	241,040
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,040
TOTAL JUST VALUE	253,631
NCON VALUE	153,181
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002806	PRIVATE PROVIDER	192,858	03/12/2024
23002965	NEW CONSTR	192,858	03/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2522/1148	12/17/2021	WD	Q	V	01	95,000
GRANTOR: HUBBARD JASON & SABEN						
GRANTEE: KOLBECK JESS E & TO						
2473/0500	6/18/2021	WD	Q	V	01	90,000
GRANTOR: TISON RANDY S & REBEC						
GRANTEE: HUBBARD JASON & SAB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E30 S36 W30 N36 $
FOP=[YR=2025;ORIG=50,10] N8 E30 S8 W30 $
FOP=[YR=2025;ORIG=50,46] E30 S4 W30 N4 $
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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
1	000100	C	RES	0	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 04/29/2024 BY WW Total Acres: 2.87 Total Land Value: 100,450 Market: 0 Agricultural: 0 Common: 100,450 PRINTED 07/30/2025 BY SYS