

PT W1/4 OF LOT 17 (S-2)
IN OR 1746/1148
CORNWALL SURVEY PB 0/31

SIMS JESSE A & CLARA FRANCES
172618 BAY RD
HILLIARD, FL 32046

2025

11-3N-23-2020-0017-0020



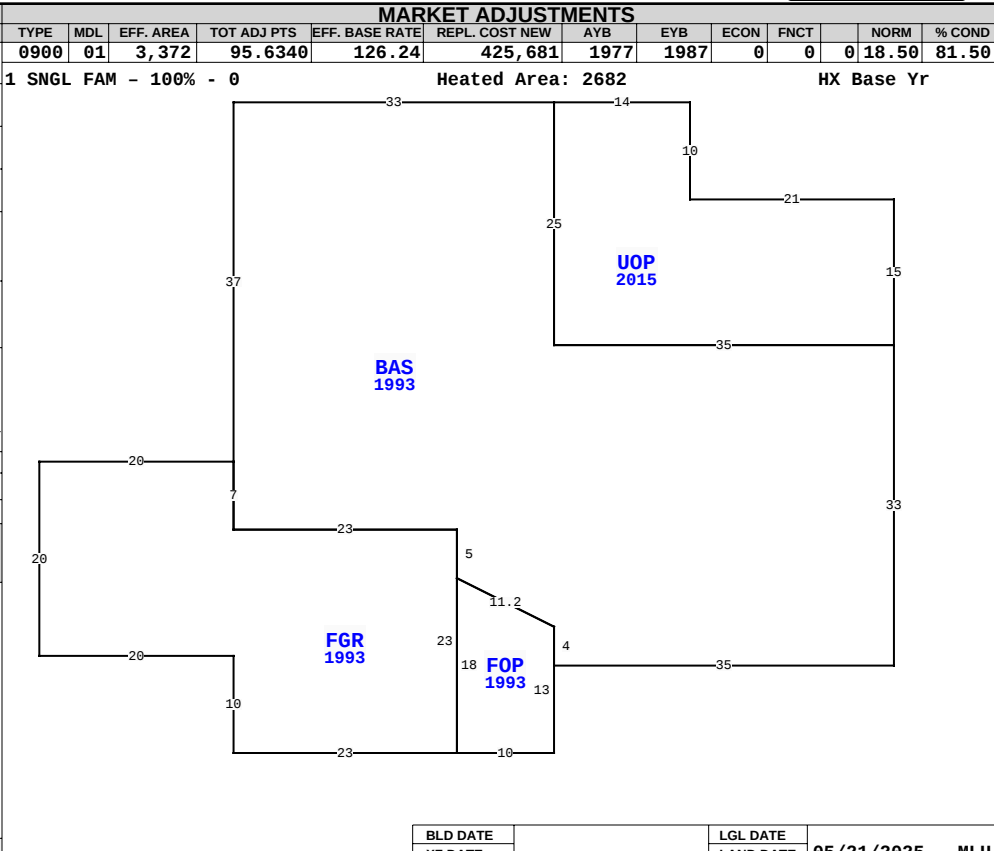
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	2,682	100	1993	2,682	275,939
FGR	929	55	1993	511	52,575
FOP	155	30	1993	46	4,733
UOP	665	20	2015	133	13,684
TOTALS	4,431			3,372	346,930

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	34	26	884.00	SF	5.20
3	1126	CB/STC 8"	0	100	0	0	44.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.47



TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	346,930								
TOTAL MARKET OB/XF VALUE	2,666								
TOTAL LAND VALUE - MARKET	66,150								
TOTAL MARKET VALUE	415,746								
SOH/AGL Deduction	240,362								
ASSESSED VALUE	175,384								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	124,662								
TOTAL JUST VALUE	415,746								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	377,419								

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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									
1746/1148	6/30/2011	QC	U	I	11	100			
GRANTOR: SIMS JESSE A & CLARA									
GRANTEE: SIMS JESSE A & CLAR									

BUILDING NOTES									

BUILDING DIMENSIONS									
UOP=[YR=2015] W21 N10 W14 BAS=[YR=1993] W33 S37									
FGR=[YR=1993] W20 S20 E20 S10 E23 FOP=[YR=1993] E10 N13 L10									
U5 S18\$ N23 W23 N7 \$ S7E23 S5 D5 R10 S4 E35 N33 W35 N25 \$									
S25 E35 N15 \$.									