PT OF LOT 16
IN OR 2275/464
CORNWALL SURVEY

LEGUS GRETA LYNN
173590 BAY ROAD
HILLIARD, FL 32046

2025

12-3N-23-2020-0016-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

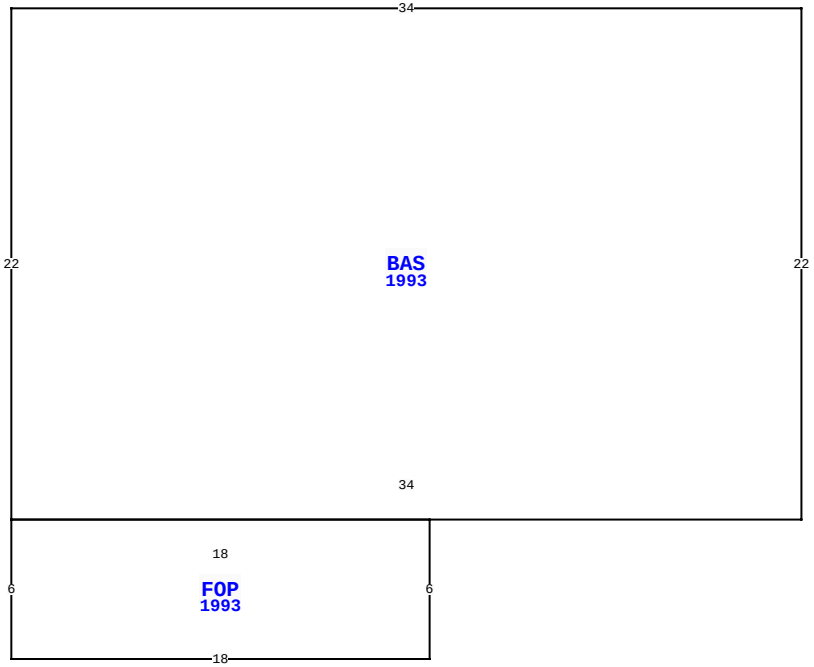
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100	1993	748	57,467
FOP	108	30	1993	32	2,458
TOTALS	856			780	59,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	780	100.1000	100.10	78,078	1960	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 100% - 2021 Heated Area: 748 HX Base Yr 2021



173590 BAY RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		59,925
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		39,600
TOTAL MARKET VALUE		99,525
SOH/AGL Deduction		34,685
ASSESSED VALUE		64,840
TOTAL EXEMPTION VALUE	HX HB	39,840
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		99,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017210	12*22 SHED	12,751	12/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2275/0464	5/10/2019	QC	U	I	11	100
GRANTOR: WADE GARY E						
GRANTEE: LEGUS GRETA						
2181/0986	2/26/2018	QC	U	I	11	100
GRANTOR: WADE GARY E						
GRANTEE: WADE GARY E & LEGUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S22 FOP=[YR=1993] S6 E18 N6W18$ E34 N22$.

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	100	0006	OR	0.00	0.00	0.44	AC		1.00	1.00	2.00	45,000.00	90,000.00	39,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.44 Total Land Value: 39,600 Market: 0 Agricultural: 0 Common: 39,600 PRINTED 07/30/2025 BY SYS