PT OF LOT 1
IN OR 965/1848
EX R/W OR 489/513

FRANKLIN LUDELL S
PO BOX 1198
HILLIARD, FL 32046-1198

2025

14-3N-23-2020-0001-0070

BUILDING CHARACTERISTICS

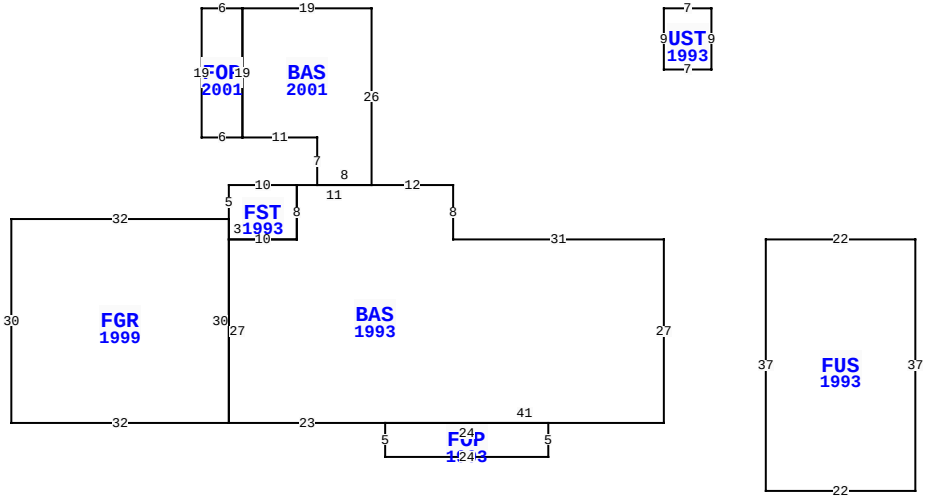
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,912	100	1993	1,912	143,311
BAS	417	100	2001	417	31,256
FGR	960	55	1999	528	39,575
FOP	120	30	1993	36	2,698
FOP	114	30	2001	34	2,548
FST	80	55	1993	44	3,298
FUS	814	100	1993	814	61,012
UST	63	45	1993	28	2,099
TOTALS	4,480			3,813	285,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,813	105.3900	105.39	401,852	1966	1970	0	0	0	28.88	71.12

1 SINGLE FAM – 100% - 0 Heated Area: 3143 HX Base Yr 2000



172343 BAY RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,797
TOTAL MARKET OB/XF VALUE		14,995
TOTAL LAND VALUE - MARKET		59,920
TOTAL MARKET VALUE		360,712
SOH/AGL Deduction		144,687
ASSESSED VALUE		216,025
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		160,303
TOTAL JUST VALUE		360,712
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B01	XFOB	11,000	04/01/2001
B996670	GARAGE	20,800	12/01/1999
B985383	CARPORT	7,020	09/01/1998
E951725	CHNGE SRVC	0	03/03/1995
3348	H/AC	2,000	04/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0965/1851	1/09/2001	PR	Q	I	01	100
GRANTOR: FRANKLIN LUDELL P/R						
GRANTEE: FRANKLIN LUDELL & H						
0965/1848	1/09/2001	WD	Q	I	01	100
GRANTOR: FRANKLIN HEATHER D						
GRANTEE: FRANKLIN LUDELL S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 N8 W12 BAS=[YR=2001] N26 W19
FOP=[YR=2001] W6 S19 E6 N19$ S19 E11 S7 E8$ W11 FST=[YR=1993]
W10 S5 FGR=[YR=1999] W32 S30 E32 N30$ S3 E10 N8$ S8 W10 S27
E23FOP=[YR=1993] S5 E24 N5 W24 $ E41 N27 $ PTR= E15
FUS=[YR=1993] E22 S37 W22 N37 $ W15 $ PTR= N25 UST=[YR=1993]
E7 N9 W7 S9 $ S25 $.

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	0811	CONCRETE B	0	100	29	26	754.00	SF	5.20	5.20	100	1998	1998	3	73	2,862	
2	0202	BARN WD 30	0	100	0	0	3,229.00	SF	15.00	15.00	100	1991	1991	3	20	9,687	
3	0812	CONCRETE C	0	100	0	0	2,038.00	SF	4.00	4.00	100	1980	1980	3	30	2,446	

LAND DESCRIPTION

TOTAL OB/XF 14,995

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	2.14	AC		1.00	1.00	0.80	35,000.00	28,000.00	59,920							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.14 Total Land Value: 59,920 Market: 0 Agricultural: 0 Common: 59,920 PRINTED 07/30/2025 BY SYS