PT OF LOT 16 IN OR 941/382
CORNWALL SURVEY SEC 14-3N-23E
PBK O/31

GINNETTO NICHOLAS F
171022 BELL RD
HILLIARD, FL 32046

2025

14-3N-23-2020-0016-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

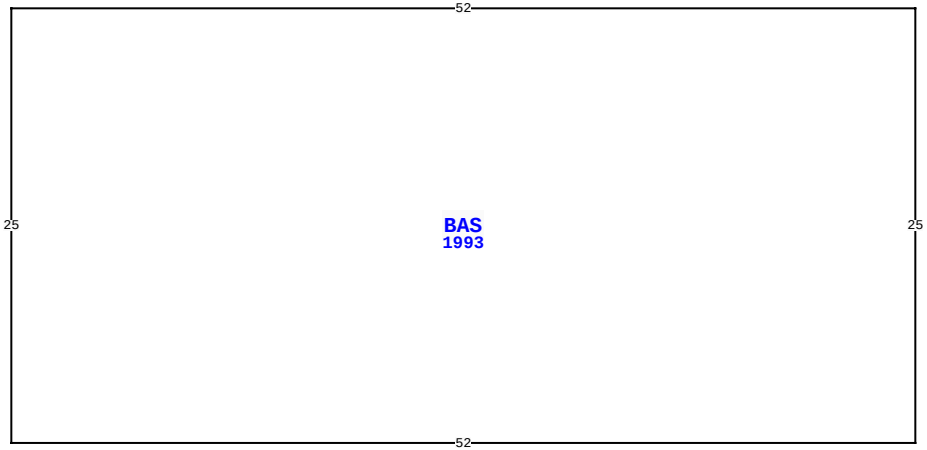
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1993	1,300	38,688
TOTALS	1,300			1,300	38,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,300	124.0000	99.20	128,960	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2006 Heated Area: 1300 HX Base Yr 2006



171022 BELL RD, HILLIARD

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

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	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	1998	1998	3	20	256	
2	0751	UOP	0	100	30	10	300.00	SF	10.00	10.00	100	2001	2001	3	28	840	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,688
TOTAL MARKET OB/XF VALUE		1,096
TOTAL LAND VALUE - MARKET		59,500
TOTAL MARKET VALUE		99,284
SOH/AGL Deduction		64,042
ASSESSED VALUE		35,242
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,242
TOTAL JUST VALUE		99,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0941/0382	7/18/2000	WD	Q	I		15,200
GRANTOR: DOW MIKELL A & JOYCE						
GRANTEE: GINNETTO NICHOLAS F						
0556/0986	11/09/1988	QC	Q	V	01	100
GRANTOR: DOW EDWARD						
GRANTEE: DOW MIKELL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S25 E52 N25$.

LAND DESCRIPTION

TOTAL OB/XF 1,096

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	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	0.85	35,000.00	29,750.00	59,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 59,500 Market: 0 Agricultural: 0 Common: 59,500 PRINTED 07/30/2025 BY SYS