PT LOTS 33 34
IN OR 2778/1570
CORNWALL SURVEY SEC 15-3N-23 PB

SAPP ROBBY & KIMBERLY
171941 BAY ROAD
HILLIARD, FL 32046

2025

15-3N-23-2020-0033-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

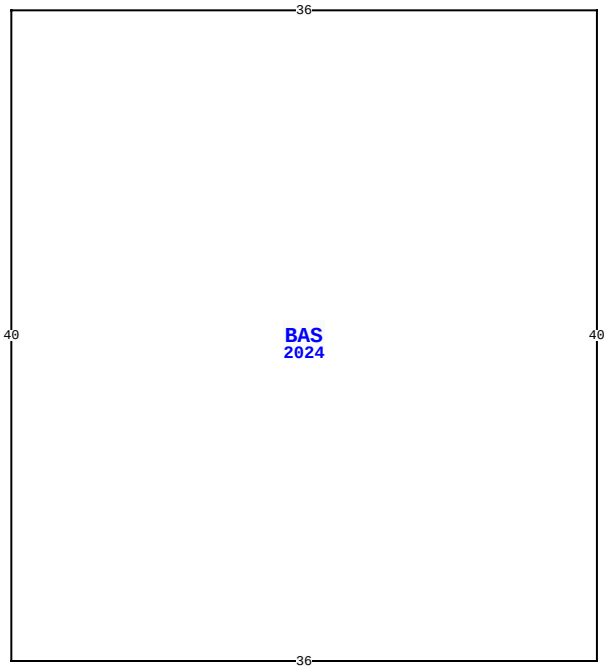
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	5700	TIMBERLAND 60-69
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	1,440	100	2024	1,440	31,548
TOTALS	1,440			1,440	31,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,440	59.8000	22.13	31,867	2024	2024	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2025 Heated Area: 1440 HX Base Yr



BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	31,548
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,150
TOTAL MARKET VALUE	76,896
SOH/AGL Deduction	0
ASSESSED VALUE	76,896
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,896
TOTAL JUST VALUE	121,698
NCON VALUE	31,548
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2778/1570	3/31/2025	QC	U	V	11	100

GRANTOR: GEIGER JIMMIE FAYE

GRANTEE: SAPP ROBBY & KIMBER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,30] E36 N40 W36 S40 $
.

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	005700	A	TIMBER 4 N S	0		OR	0.00	0.00	1.29	AC		1.00	1.00	1.00	270.00	270.00	348							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.29	AC		1.00	1.00	1.00	35,000.00	35,000.00	45,150							
3	000100	C	RES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/11/2025 BY WWA Total Acres: 2.29 Total Land Value: 45,348 Market: 45,150 Agricultural: 348 Common: 45,000 PRINTED 07/30/2025 BY SYS