LOT 53 R407958
IN OR 587/771
OR 1526/1282 CASE #07-DR-629

CAUDILL HENRY CRAIG EST
17723 BELL ROAD
HILLIARD, FL 32046

2025

15-3N-23-2020-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

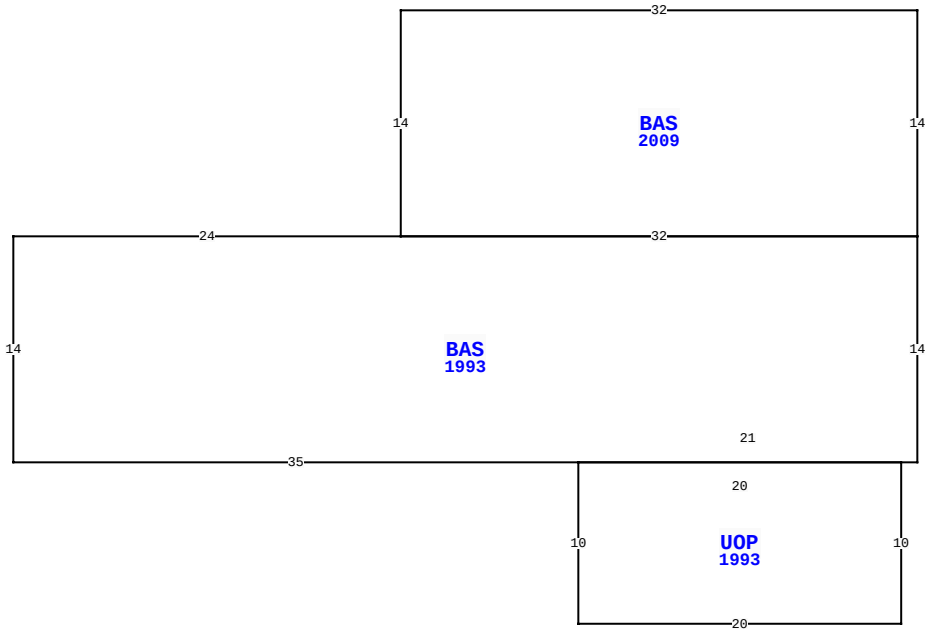
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	16,859
BAS	448	100	2009	448	9,634
UOP	200	25	1993	50	1,075
TOTALS	1,432			1,282	27,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,282	89.6000	71.68	91,894	1984	1994	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 1232 HX Base Yr



17723 BELL 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	27,568
TOTAL MARKET OB/XF VALUE	804
TOTAL LAND VALUE - MARKET	220,500
TOTAL MARKET VALUE	78,287
SOH/AGL Deduction	0
ASSESSED VALUE	78,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,287
TOTAL JUST VALUE	248,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8160	MH MOVE-ON	11,000	05/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0587/0771	1/05/1990	WD	U	V		20,000
GRANTOR: WADE MARION E						
GRANTEE: CAUDILL HENRY & KAR						
0311/0478	3/01/1980	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W32 S14 BAS=[YR=1993] W24 S14 E35 UOP=[YR=1993] S10 E20 N10 W20$ E21 N14 W32$ E32 N14$.

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	0940	SHEDS/PORT	0	0	20	10	200.00	SF	20.10	20.10	100	1990	1990	3	20	804	

LAND DESCRIPTION

TOTAL OB/XF 804

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	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	525.00	525.00	4,725							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	190.00	190.00	190							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 04/17/2020 BY TWA Total Acres: 11.00 Total Land Value: 49,915 Market: 175,500 Agricultural: 4,915 Common: 45,000 PRINTED 07/30/2025 BY SYS