PT OF LOT 63
IN OR 846/1839
CORNWALL SURVEY

NIGHBERT JAMES D & KRISTEN M
PO BOX 635
HILLIARD, FL 32046-0635

2025

15-3N-23-2020-0063-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

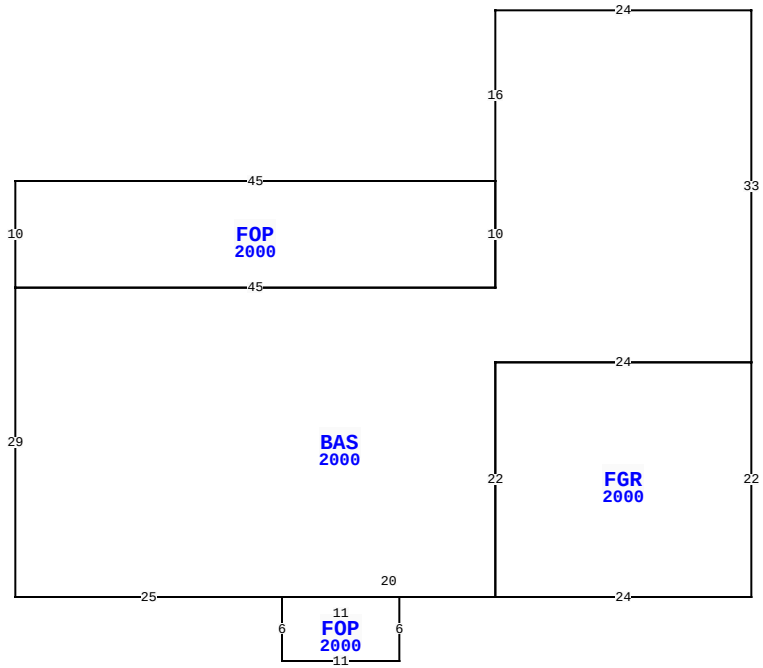
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,097	100	2000	2,097	217,488
FGR	528	55	2000	290	30,077
FOP	66	30	2000	20	2,075
FOP	450	30	2000	135	14,002
TOTALS	3,141			2,542	263,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,542	95.8176	126.48	321,512	2000	2000	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2001 Heated Area: 2097 HX Base Yr 2001



17065 BELL 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		263,640
TOTAL MARKET OB/XF VALUE		6,909
TOTAL LAND VALUE - MARKET		66,150
TOTAL MARKET VALUE		336,699
SOH/AGL Deduction		187,174
ASSESSED VALUE		149,525
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,803
TOTAL JUST VALUE		336,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0846/1839	8/31/1998	QC	Q	V	01	100

GRANTOR: NIGHBERT MAYNARD & PA

GRANTEE: NIGHBERT JAMES & KR

BUILDING NOTES

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0811	CONCRETE B	0	100	40	25	1,000.00	SF	5.20	5.20	100	2000	2000	3	77	4,004	

BUILDING DIMENSIONS

BAS=[YR=2000] W24 S16 FOP=[YR=2000] W45 S10 E45 N10 $ S10 W45 S29 E25 FOP=[YR=2000] S6 E11 N6 W11 $ E20 FGR=[YR=2000] E24 N22 W24 S22 $ N22 E24 N33 $.

LAND DESCRIPTION

TOTAL OB/XF 6,909

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	OR	0.00	0.00	1.47	AC		1.00	1.00	1.00	45,000.00	45,000.00	66,150							

REVIEW DATE 04/17/2020 BY TWA Total Acres: 1.47 Total Land Value: 66,150 Market: 0 Agricultural: 0 Common: 66,150 PRINTED 07/30/2025 BY SYS