PT OR LOT 64 R672608
IN OR 2242/924
CORNWALL SURVEY

NIGHBERT JAMES D
P O BOX 635
HILLIARD, FL 32046

2025

15-3N-23-2020-0064-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

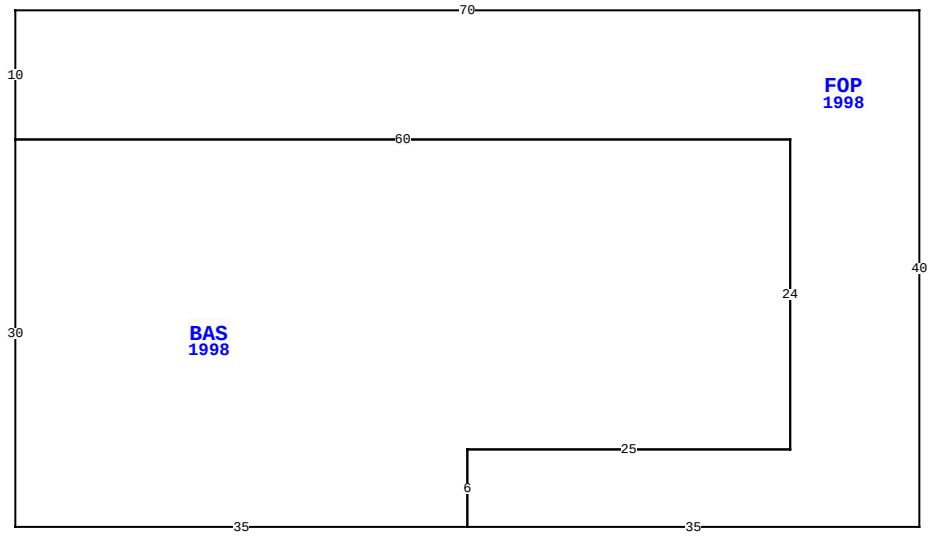
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	1,650	100	1998	1,650	132,095
FOP	1,150	30	1998	345	27,620
TOTALS	2,800			1,995	159,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,995	92.0220	92.02	183,580	1998	1998	0	0	0	13.00	87.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1650 HX Base Yr



172181 BAY 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	159,715
TOTAL MARKET OB/XF VALUE	4,739
TOTAL LAND VALUE - MARKET	58,050
TOTAL MARKET VALUE	222,504
SOH/AGL Deduction	6,757
ASSESSED VALUE	215,747
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,747
TOTAL JUST VALUE	222,504
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E973396	NEW CONSTR	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2242/0924	11/25/2018	SW	U	I	11	100
GRANTOR: NIGHBERT MAYNARD III						
GRANTEE: NIGHBERT MAYNARD S						
0753/0366	3/05/1996	QC	Q	I	01	100
GRANTOR: NIGHBERT MAYNARD S &						
GRANTEE: NIGHBERT MAYNARD II						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1998] W70 S10 BAS=[YR=1998] S30 E35 N6 E25 N24 W60$ E60 S24 W25 S6 E35 N40$.

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	0810	CONCRETE A	0	0	15	33	495.00	SF	6.50	6.50	100	1995	1995	3	68	2,188	
2	0811	CONCRETE B	0	0	0	0	545.00	SF	5.20	5.20	100	2010	2010	3	90	2,551	

LAND DESCRIPTION

TOTAL OB/XF 4,739

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	0	0006	OR	0.00	0.00	1.29	AC		1.00	1.00	1.00	45,000.00	45,000.00	58,050							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.29 Total Land Value: 58,050 Market: 0 Agricultural: 0 Common: 58,050 PRINTED 07/30/2025 BY SYS