

PT LOT 63 & 64
IN OR 2585/98
SEC 15-3N-23E

NIGHTBERT CHAD R & GRETCHEN M
172235 BAY RD
HILLIARD, FL 32046

2025

15-3N-23-2020-0064-0020



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	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	9001.00	09

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1993	768	51,579
BAS	1,716	100	1993	1,716	115,247
FGR	768	55	1993	422	28,342
FSP	364	40	2012	146	9,805
UCP	448	20	2012	90	6,044
UOP	76	20	1993	15	1,007

TOTALS	4,140			3,157	212,024
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0511	GARAGE CB-	0	100	32	25	800.00	SF	20.00	20.00	
2	0351	CARPORT MT	0	100	46	12	552.00	SF	10.00	10.00	
3	0510	GARAGE WD-	0	100	32	21	672.00	SF	35.00	35.00	
4	0810	CONCRETE A	0	100	0	0	440.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		OR	0.00	0.00	1.92	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,157	92.0000	92.00	290,444	1972	1972	0	0	0 27.00	73.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2484 HX Base Yr 2024											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
14,478											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		212,024	
TOTAL MARKET OB/XF VALUE		14,478	
TOTAL LAND VALUE - MARKET		86,400	
TOTAL MARKET VALUE		312,902	
SOH/AGL Deduction		28,772	
ASSESSED VALUE		284,130	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		233,408	
TOTAL JUST VALUE		312,902	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		276,122	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2585/0098	8/10/2022	QC	U	I	11	100	
GRANTOR: NIGHTBERT JAMES DAVID							
GRANTEE: NIGHTBERT CHAD R & G							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=1993;ORIG=0,0] W8 W48 S32 E37 N4 E19 N28 \$							
FGR=[YR=1993;ORIG=0,32] E24 N32 W24 S32 \$							
BAS=[YR=1993;ORIG=-32,32] N32 W24 S32 E24 \$							
UCP=[YR=2012;ORIG=24,32] E14 N32 W14 S32 \$							
FSP=[YR=2012;ORIG=-8,0] N14 W26 S14 E26 \$							
UOP=[YR=1993;ORIG=-19,32] E19 N4 W19 S4 \$							