PT OF LOTS 30 31 & 32
IN OR 2251/564
(EX OR 2342/129)

CARROLL MICHAEL & MOLLY
170999 BAY ROAD
HILLIARD, FL 32046

2025

16-3N-23-2020-0030-0000

BUILDING CHARACTERISTICS

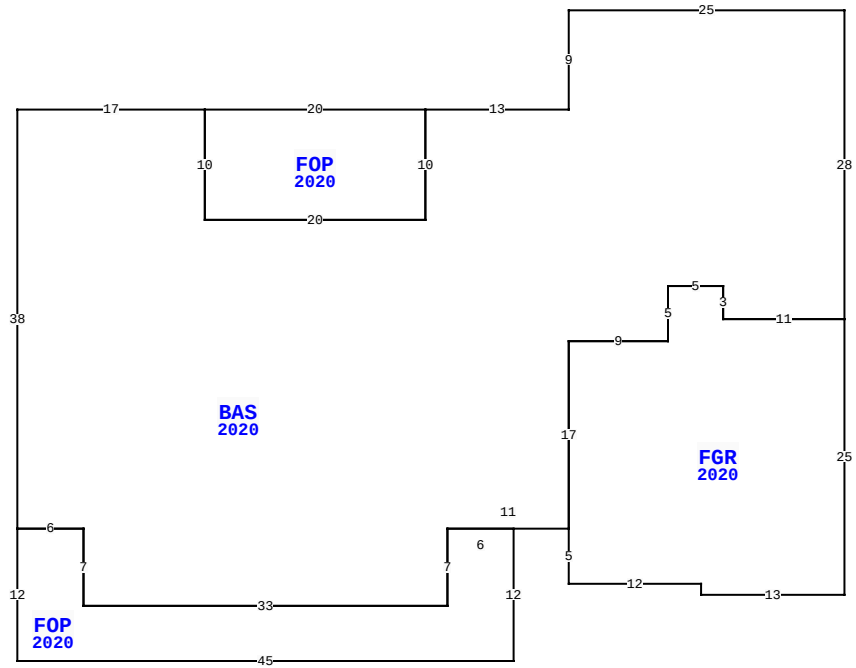
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 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	2,634	100	2020	2,634	431,532
FGR	610	55	2020	336	55,047
FOP	200	30	2020	60	9,830
FOP	309	30	2020	93	15,236
TOTALS	3,753			3,123	511,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,123	105.4320	166.58	520,229	2020	2020	0	0	0	1.65	98.35

1 SFR CUST – 100% - 2021 Heated Area: 2634 HX Base Yr 2021



170999 BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		538,030
TOTAL MARKET OB/XF VALUE		57,051
TOTAL LAND VALUE - MARKET		376,400
TOTAL MARKET VALUE		705,881
SOH/AGL Deduction		241,512
ASSESSED VALUE		464,369
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		413,647
TOTAL JUST VALUE		971,481
NCON VALUE		51,300
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		846,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240006146	SWIMMING POOL & P	60,000	05/22/2024
21015967	GARAGE	92,215	11/17/2021
20010101	CO ISSUED	0	10/22/2020
20002540	NEW CONSTR	361,450	03/20/2020
E1325762	TEMP POLE	0	01/01/2013
B26129	NEW CONSTR	0	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2251/0564	1/16/2019	WD	Q	I	02	235,000
GRANTOR: ROQUE ANTHONY R & GLE						
GRANTEE: CARROLL MICHAEL & M						
1724/1152	1/31/2011	WD	Q	V	02	92,000
GRANTOR: CCRC WOODLANDS LTD ET						
GRANTEE: ROQUE ANTHONY R & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W25 S9 W13 FOP=[YR=2020] W20 S10 E20 N10$ S10 W20 N10 W17 S38 FOP=[YR=2020] S12 E45 N12 W6 S7 W33 N7 W6$ E6 S7 E33 N7 E11 FGR=[YR=2020] S5 E12 S1 E13 N25 W11 N3 W5 S5 W9 S17$ N17 E9 N5 E5 S3 E11 N28$.

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	0812	CONCRETE C	0	100	0	0	1,467.00	SF	4.00	4.00	100	2020	2020	3	98	5,751	
2	0861	POOL GUNIT	0	100	33	16	528.00	SF	85.00	85.00	100	2025	2024		100	44,880	
3	0855	CONC PAVER	0	100	0	0	642.00	SF	10.00	10.00	100	2025	2024		100	6,420	

LAND DESCRIPTION

TOTAL OB/XF 57,051

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	100		OR	0.00	0.00	3.28	AC		1.00	1.00	1.00	30,000.00	30,000.00	98,400							
2	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	525.00	525.00	8,400							
4	005010	A	SERVICE ACRE	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	275,500							

REVIEW DATE 12/13/2024 BY WWX Total Acres: 23.28 Total Land Value: 110,800 Market: 275,500 Agricultural: 9,900 Common: 100,900 PRINTED 07/30/2025 BY SYS

PT OF LOTS 30 31 & 32
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(EX OR 2342/129)

CARROLL MICHAEL & MOLLY
170999 BAY ROAD
HILLIARD, FL 32046

2025

16-3N-23-2020-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

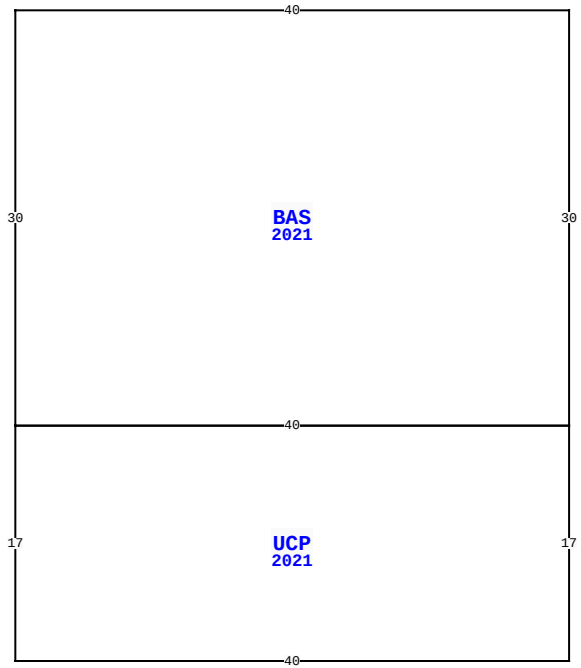
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2021	1,200	23,699
UCP	680	20	2021	136	2,686
TOTALS	1,880			1,336	26,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,336	55.0160	20.36	27,201	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2021 Heated Area: 1200 HX Base Yr 2021



170999 BAY RD, HILLIARD

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GRANTEE: ROQUE ANTHONY R & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S30 UCP=[YR=2021] S17 E40 N17 W40$ E40 N30$.

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

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