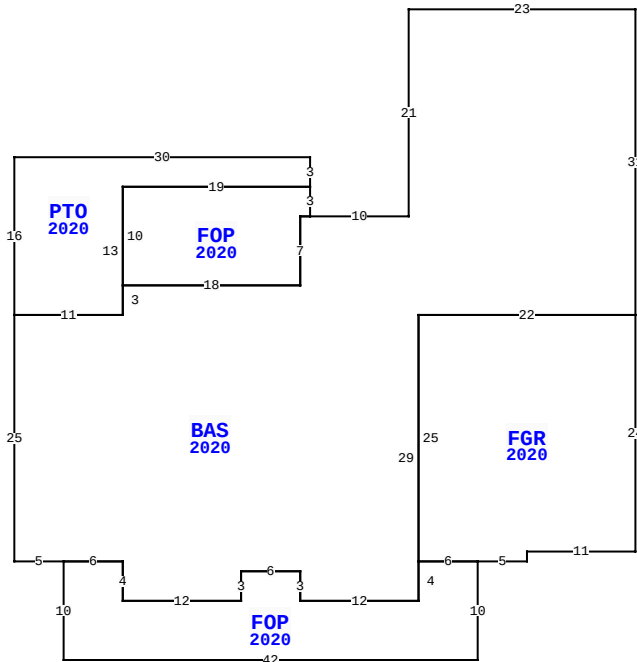


PT OF LOTS 30 31 & 32
IN OR 2342/129
CORNWALL SURVEY

COOK WILLIAM & GLENDA
170943 BAY RD
HILLIARD, FL 32046

2025

16-3N-23-2020-0030-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 100		0900	01	2,462	114.9120	151.68	373,436	2020	2020	0	0	0	1.50	98.50	VALUATION BY		STANDARD														
Roof Structure		08	IRREGULAR 100		1 SNGL FAM - 100% - 2021										Heated Area: 2004										HX Base Yr 2021									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		11	CLAY TILE 100																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			3 100																															
Frame		02	WOOD FRAME 100																															
Stories		0	0 100																															
Units		00	0 100																															
Occupancy		00	NONE 100																															
Quality		02	Quality Level 02																															
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	2,004	100	2020	2,004	299,407																													
FGR	539	55	2020	296	44,224																													
FOP	183	30	2020	55	8,217																													
FOP	318	30	2020	95	14,194																													
PTO	233	5	2020	12	1,793																													
TOTALS		3,277			2,462	367,834																												
EXTRA FEATURES					170943 BAY RD, HILLIARD																													
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	0940	SHEDS/PORT	0 100	16	10	160.00	SF	30.00	30.00	100	2010	2010	3	40	1,920																			
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465																			
3	0680	POLE SHED	0 100	16	14	224.00	SF	10.00	10.00	100	2010	2010	3	56	1,254																			
4	0680	POLE SHED	0 100	16	14	224.00	SF	10.00	10.00	100	2010	2010	3	56	1,254																			
5	0812	CONCRETE C	0 100	0	0	1,118.00	SF	4.00	4.00	100	2020	2020	3	98	4,383																			
LAND DESCRIPTION										TOTAL OB/XF										12,276														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000																	
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	6.51	AC		1.00	1.00	1.00	685.00	685.00	4,459																	
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.51	AC		1.00	1.00	1.00	19,500.00	19,500.00	126,945																	

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