LOT 1 IN OR 215-01
OREMC ESMT IN OR 2343-170
CORNWALL SURVEY

FRANKLIN BILLIE JOE
PO BOX 85
HILLIARD, FL 32046-0085

2025

17-3N-24-2020-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

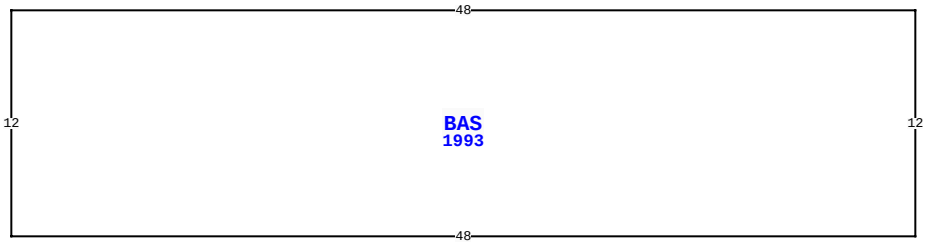
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	1993	576	12,939
TOTALS	576			576	12,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	576	93.6000	74.88	43,131	1970	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2001 Heated Area: 576 HX Base Yr 2001



175713 BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		12,939
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		220,500
TOTAL MARKET VALUE		63,384
SOH/AGL Deduction		40,245
ASSESSED VALUE		23,139
TOTAL EXEMPTION VALUE	HX HB	23,139
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		233,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0215/0001	4/01/1976	WD	U	V		22,000
GRANTOR:						
GRANTEE:						
0128/0321	1/01/1972	TA	Q	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S12 E48 N12 $.

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
1	005000	C	AGRICULTURAL	100	0006	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006670	A	PECANS	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	605.00	605.00	5,445							
3	009910	M	MARKET VALUE	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 10.00 Total Land Value: 50,445 Market: 175,500 Agricultural: 5,445 Common: 45,000 PRINTED 07/30/2025 BY SYS