LOT 59
IN OR 611 PG 854
CORNWALL SURVEY PB O/30

FRANZESE MARIE A
17326 LILLER ROAD
HILLIARD, FL 32046

2025

33-4N-23-2020-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

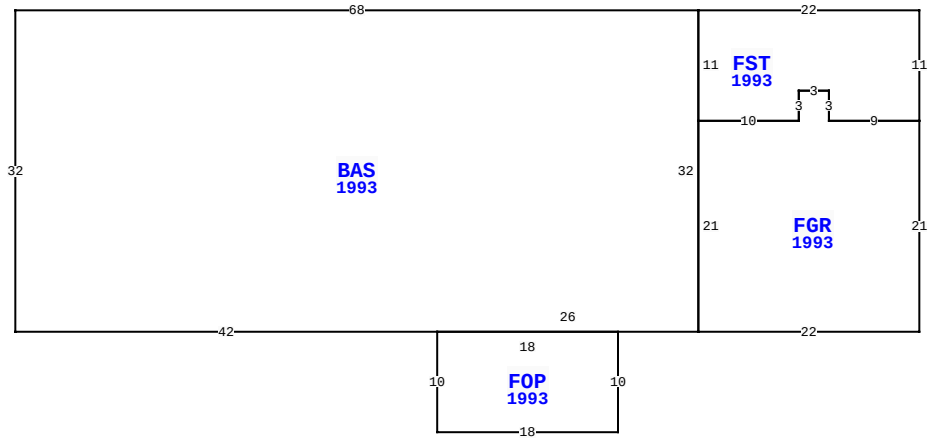
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5501	TIMBER 2-2 SI 80-89
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	2,176	100	1993	2,176	181,166
FGR	471	55	1993	259	21,563
FOP	180	30	1993	54	4,496
FST	233	55	1993	128	10,657
TOTALS	3,060			2,617	217,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,617	86.4000	114.05	298,469	1983	1988	0	0	0	27.00	73.00

1 SNGL FAM – 100% - 0 Heated Area: 2176 HX Base Yr



17326 LILLER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/18/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		217,882
TOTAL MARKET OB/XF VALUE		966
TOTAL LAND VALUE - MARKET		220,500
TOTAL MARKET VALUE		268,483
SOH/AGL Deduction		141,842
ASSESSED VALUE		126,641
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		70,919
TOTAL JUST VALUE		439,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004128	REPAIR/RRF	14,500	05/14/2020
8567	ADDITION	1,224	12/21/1992
9010	MH MOVE-ON	17,000	08/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0611/0854	11/05/1990	WD	Q	I		110,000

GRANTOR: PARSONS JOSEPH P & L

GRANTEE: FRANZESE ANTHONY &

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W22 BAS=[YR=1993] W68 S32 E42 FOP=[YR=1993] S10 E18 N10 W18 $ E26 FGR=[YR=1993] E22 N21 W9 N3 W3 S3 W10 S21 $ N32 $ S11 E10 N3 E3 S3 E9 N11 $.

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	0752	USP	0	100	12	12	144.00	SF	15.00	15.00	100	1993	1993	3	20	432	
2	0810	CONCRETE A	0	100	18	12	216.00	SF	6.50	6.50	100	1983	1983	3	38	534	

LAND DESCRIPTION

TOTAL OB/XF 966

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	515.00	515.00	4,635							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 10/20/2020 BY TWX Total Acres: 10.00 Total Land Value: 49,635 Market: 175,500 Agricultural: 4,635 Common: 45,000 PRINTED 07/30/2025 BY SYS