PT OF W1/2 OF SW1/4
IN OR 2113/1599
EX PT ESMT OR 612/791

MELLROY DIANNA L/MELLROY JAMES R III
17065 LILLER ROAD
HILLIARD, FL 32034

2025

34-4N-23-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

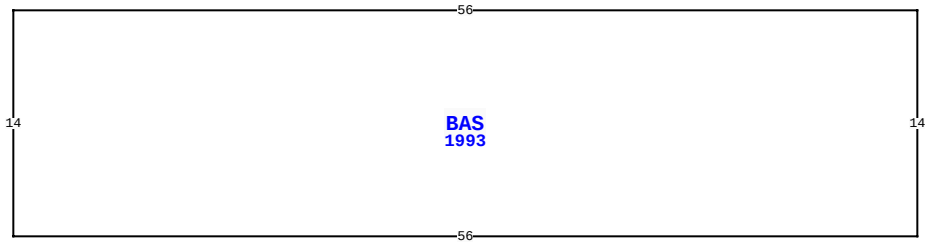
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	17,687
TOTALS	784			784	17,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	94.0000	75.20	58,957	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 50% - 0 Heated Area: 784 HX Base Yr



17065 LILLER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,687
TOTAL MARKET OB/XF VALUE		5,745
TOTAL LAND VALUE - MARKET		103,155
TOTAL MARKET VALUE		126,587
SOH/AGL Deduction		49,847
ASSESSED VALUE		76,740
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		51,740
TOTAL JUST VALUE		126,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8596	MH MOVE-ON	5,500	07/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2113/1599	4/17/2017	QC	U	I	11	100
GRANTOR: MELLROY DIANNA L						
GRANTEE: MELLROY DIANNA L &						
1524/0556	9/10/2007	QC	Q	I	01	100
GRANTOR: MELLROY JAMES R						
GRANTEE: MELLROY DIANNA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N14$.

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	1242	WD DECK A	0	50	37	15	555.00	SF	10.00	10.00	100	2000	2000	3	20	1,110	
2	0510	GARAGE WD-	0	50	35	25	875.00	SF	21.00	21.00	100	1993	1993	3	20	3,675	
3	0351	CARPORT MT	0	50	32	25	800.00	SF	6.00	6.00	100	1993	1993	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 5,745

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	000100	C	RES	50		OR	0.00	0.00	5.29	AC		1.00	1.00	1.00	19,500.00	19,500.00	103,155							

REVIEW DATE 11/01/2019 BY TWA Total Acres: 5.29 Total Land Value: 103,155 Market: 0 Agricultural: 0 Common: 103,155 PRINTED 07/30/2025 BY SYS