LOT 4
PT OF OR 151/309 &
OR 313 PG 132

BANDY GERALD J & LINDA S
17445 LILLER ROAD
HILLIARD, FL 32046

2025

34-4N-23-2020-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

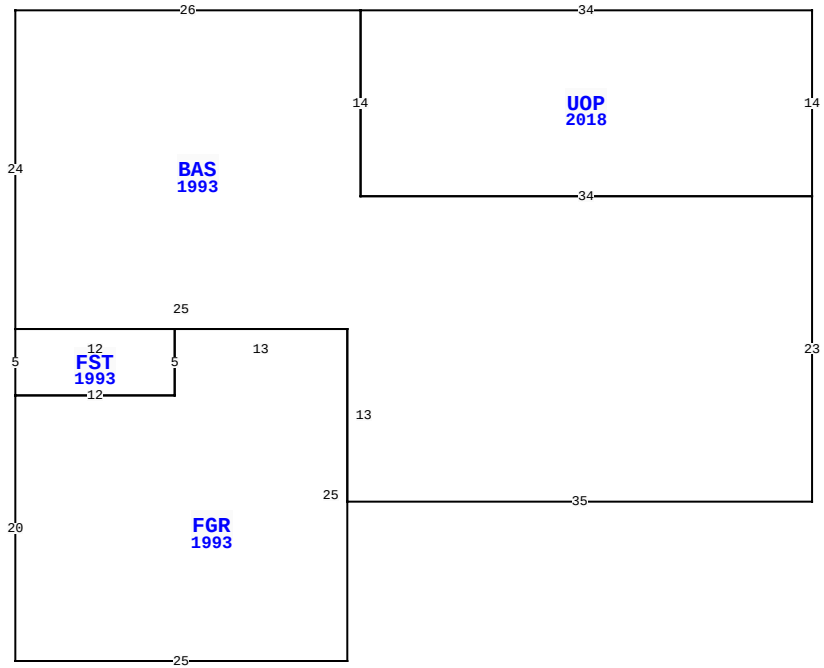
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,419	100	1993	1,419	123,153
FGR	565	55	1993	311	26,991
FST	60	55	1993	33	2,864
UOP	476	20	2018	95	8,245
TOTALS	2,520			1,858	161,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	105.8400	105.84	196,651	1981	1981	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 0 Heated Area: 1419 HX Base Yr 1982



17445 LILLER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		161,254
TOTAL MARKET OB/XF VALUE		9,159
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		365,413
SOH/AGL Deduction		232,127
ASSESSED VALUE		133,286
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,564
TOTAL JUST VALUE		365,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2018] W34 BAS=[YR=1993] W26 S24 FST=[YR=1993] S5 FGR=[YR=1993] S20 E25 N25 W13 S5 W12$ E12 N5 W12$ E25 S13 E35 N23 W34 N14$ S14 E34 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	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2000	2000	3	77	2,002	
2	0510	GARAGE WD-	0	100	18	16	288.00	SF	35.00	35.00	100	2014	2014	3	71	7,157	

LAND DESCRIPTION

TOTAL OB/XF 9,159

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	100	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS