LOT 7 R107550
IN OR 306 PG 443
EX ESMT OR 520/1076

WOLLITZ GERALD L & CAROL S
17231 LILLER RD
HILLIARD, FL 32046

2025

34-4N-23-2020-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

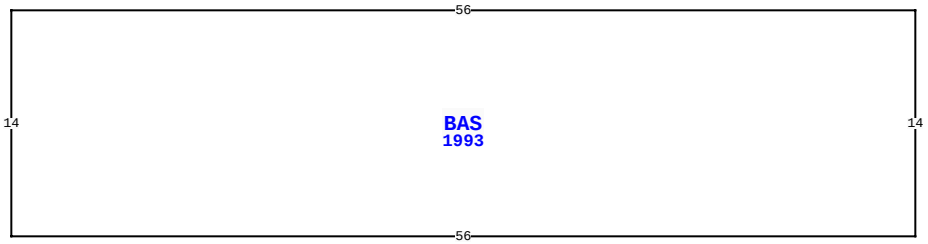
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	784	100	1993	784	15,843
TOTALS	784			784	15,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	84.2000	67.36	52,810	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 784 HX Base Yr



17231 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		152,705
TOTAL MARKET OB/XF VALUE		10,813
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		358,518
SOH/AGL Deduction		216,684
ASSESSED VALUE		141,834
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,112
TOTAL JUST VALUE		358,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0306/0443	12/01/1979	WD	Q	I		13,000
GRANTOR:						
GRANTEE:						
0214/0288	1/01/1976	WD	Q	I		8,000
GRANTOR:						
GRANTEE:						

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	21.30	21.30	100	1990	1990	3	20	511	
2	0510	GARAGE WD-	0	100	20	16	320.00	SF	26.95	26.95	100	1993	1993	3	20	1,725	
3	0751	UOP	0	100	10	8	80.00	SF	10.00	10.00	100	1994	1994	3	20	160	
4	0751	UOP	0	100	46	10	460.00	SF	10.00	10.00	100	1994	1994	3	20	920	
5	1242	WD DECK A	0	100	21	6	126.00	SF	10.00	10.00	100	1990	1990	3	20	252	
6	0681	POLE SHED	0	100	0	0	2,100.00	SF	15.00	15.00	100	1996	1996	3	23	7,245	

LAND DESCRIPTION

TOTAL OB/XF 10,813

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

LOT 7 R107550
IN OR 306 PG 443
EX ESMT OR 520/1076

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17231 LILLER RD
HILLIARD, FL 32046

2025

34-4N-23-2020-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	12	CEDAR 50
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

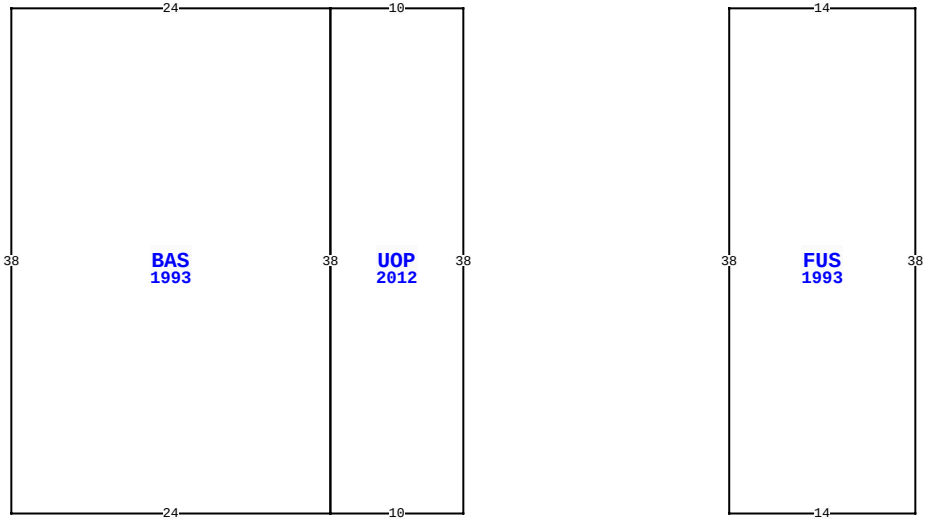
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	1993	912	82,117
FUS	532	100	1993	532	47,901
UOP	380	20	2012	76	6,843
TOTALS	1,824			1,520	136,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,520	109.1400	109.14	165,893	1987	1987	0	0	0	17.50	82.50

2 SINGLE FAM – 100% - 0 Heated Area: 1444 HX Base Yr



17231 LILLER RD, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR:						
GRANTEE:						
0214/0288	1/01/1976	WD	Q	I		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W10 BAS=[YR=1993] W24 S38 E24 N38$ S38 E10 N38$ PTR=E20 FUS=[YR=1993] E14 S38 W14 N38$ W20$.

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

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