LOTS 7 & 8 PT OR 1550/1040 &
E1/2 CLOSED RD LYING W THEREOF
PT OR 566/383 1994 DEST SW/MH

WEINAUG WOODLANDS INC
PO BOX 550
HILLIARD, FL 32046-0550

2025

39-3N-23-2080-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

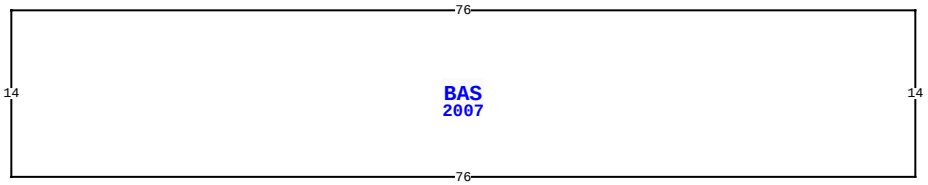
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2007	1,064	50,891
TOTALS	1,064			1,064	50,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	133.9800	113.88	121,168	1994	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1064 HX Base Yr



170288 BAY 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	50,891
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	393,000
TOTAL MARKET VALUE	104,251
SOH/AGL Deduction	31,426
ASSESSED VALUE	72,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,825
TOTAL JUST VALUE	443,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	413,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530875	ANTENNA	5,000	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1040	2/11/2008	QC	U	I	07	100
GRANTOR: WEINAUG RAYMOND J JR						
GRANTEE: WEINAUG WOODLANDS I						
0047/0263	1/01/1964	TA	U	V		2,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76S14E76N14$.

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	0	0006		0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	390.00	390.00	7,410							
3	005902	A	HARDWOOD SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	24.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	348,000							

REVIEW DATE 12/06/2024 BY WWA Total Acres: 25.00 Total Land Value: 53,360 Market: 348,000 Agricultural: 8,360 Common: 45,000 PRINTED 07/30/2025 BY SYS