

PT GOVT LOTS 1, 2 & 3 OF
SEC 5-1N-23E IN OR 2413/285
(EX PT IN R/W & EX PT IN OR

LIMBACK KATHERINE MARIE & KENNETH RONALD JR
16976 OAK HILL RD
HILLIARD, FL 32046

2026

05-1N-23-0000-0001-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

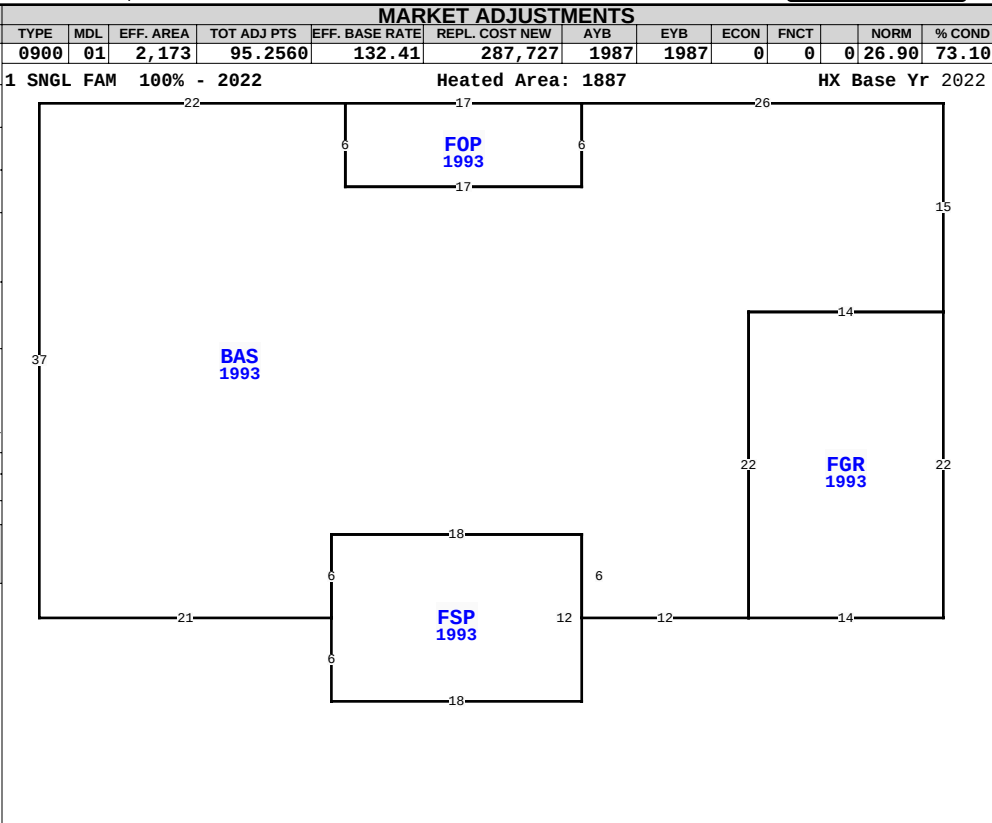
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,887	100	1993	1,887	182,646
FGR	308	55	1993	169	16,358
FOP	102	30	1993	31	3,001
FSP	216	40	1993	86	8,324

TOTALS	2,513			2,173	210,328
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	
2	0350	CARPORT WD	0	100	30	12	360.00	SF	8.58	8.58	
3	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	13.58	AC	



16976 OAK HILL RD, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1985	1985	3	20	4,200	
2	0350	CARPORT WD	0	100	30	12	360.00	SF	8.58	8.58	100	1994	1994	3	20	618	
3	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1994	100		6,000	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1994	100		6,000	

TOTAL OB/XF											
16,818											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		210,328	
TOTAL MARKET OB/XF VALUE		16,818	
TOTAL LAND VALUE - MARKET		277,032	
TOTAL MARKET VALUE		504,178	
SOH/AGL Deduction		206,926	
ASSESSED VALUE		297,252	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		245,841	
TOTAL JUST VALUE		504,178	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		470,642	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94526	MH MOVE-ON	10,000	10/01/1994
3747	N/A	47,502	12/08/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2413/0285	11/13/2020	WD	Q	I	01	210,000	
GRANTOR: HALL SANDRA LOUISE &							
GRANTEE: LIMBACK KATHERINE M							
2386/0934	8/24/2020	FJ	U	I	11	0	
GRANTOR: WHITEHEAD HORACE E ES							
GRANTEE: HALL SANDRA L & DOR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W26 FOP=[YR=1993] W17 S6 E17 N6\$ S6 W17 N6 W22 S37 E21 FSP=[YR=1993] S6 E18 N12W18S6\$N6 E18 S6 E12 FGR=[YR=1993] E14N22W14 S22\$ N22 E14 N15\$.											