PT GOVT LOTS 6 & 7 OF
SEC 5-1N-23E

RICHARD OBESE
16586 OAK HILL RD
HILLIARD, FL 32046

2026

05-1N-23-0000-0001-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

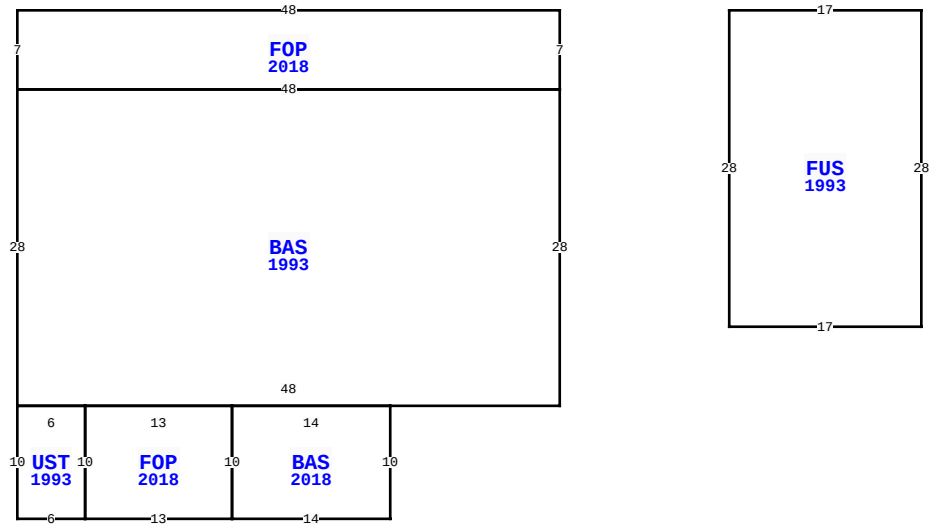
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,344	100	1993	1,344	167,843
BAS	140	100	2018	140	17,484
FOP	130	30	2018	39	4,870
FOP	336	30	2018	101	12,613
FUS	476	100	1993	476	59,444
UST	60	45	1993	27	3,372
TOTALS	2,486			2,127	265,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,127	105.3892	146.49	311,584	1975	1995	0	0	0	14.75	85.25

1 SNGL FAM 100% - 2019 Heated Area: 1960 HX Base Yr 2019



16586 OAK HILL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		265,625
TOTAL MARKET OB/XF VALUE		10,533
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		316,158
SOH/AGL Deduction		110,639
ASSESSED VALUE		205,519
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		154,108
TOTAL JUST VALUE		316,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	9/19/2018	CN	Q	I	01	193,500
GRANTOR: FULLERTON SCOTT A & J						
GRANTEE: OBESE RICHARD						
1876/1220	8/30/2013	WD	Q	I	02	155,000
GRANTOR: STANFORD VICTORIA BUR						
GRANTEE: FULLERTON SCOTT A &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W48 S7 BAS=[YR=1993] S28 UST=[YR=1993] S10 E6 FOP=[YR=2018] E13 BAS=[YR=2018] E14 N10W14 S10$ N10 W13 S10$ N10 W6$ E48 N28 W48$ E48 N7$ PTR=E15 FUS=[YR=1993] E17 S28 W17 N28$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
2	0350	CARPORT WD	0	100	42	21	882.00	SF	13.00	13.00	100	2000	2000	3	20	2,293	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 10,533

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/21/2024 BY WWA Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS