LOT 4
LONESOME OAK ESTATES PB 8/8

LUZARDO JORGE W
171712 BAY RD
HILLIARD, FL 32046

2026

10-3N-23-1225-0004-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

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	1,495	100	2016	1,495	244,063
FGR	502	55	2016	276	45,057
FOP	62	30	2016	19	3,101
FOP	144	30	2016	43	7,020
TOTALS	2,203			1,833	299,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,833	125.9500	175.07	320,903	2016	2016	0	0	0	6.75	93.25

1 SNGL FAM 100% - 2026 Heated Area: 1495 HX Base Yr 2026

171712 BAY RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		315,772
TOTAL MARKET OB/XF VALUE		4,300
TOTAL LAND VALUE - MARKET		40,400
TOTAL MARKET VALUE		360,472
SOH/AGL Deduction		0
ASSESSED VALUE		360,472
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		309,061
TOTAL JUST VALUE		360,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632197	CO ISSUED	0	08/05/2016
B1632197	NEW CONSTR	186,726	04/29/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/0428	10/13/2021	WD	Q	I	01	353,000
GRANTOR: ROCHESTER RICKY C & B						
GRANTEE: LUZARDO JORGE W						
2068/0769	8/19/2016	WD	Q	I	01	189,000
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: ROCHESTER RICKY COL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W23 FOP=[YR=2016] N12 W12 S12 E12$ W32 S17
FGR=[YR=2016] S21 E24 N1 FOP=[YR=2016] E14 N3 W10 N5 W4 S8$
N18 U2 L2 W22$ E22 D2 R2 S10 E4 S5 E10 S3 E17 N37$.

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
5	1242	WD DECK A	0	100	0	0	500.00	SF	10.00	10.00	100	2021	2021	3	86	4,300	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 40,400 Market: 0 Agricultural: 0 Common: 40,400 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

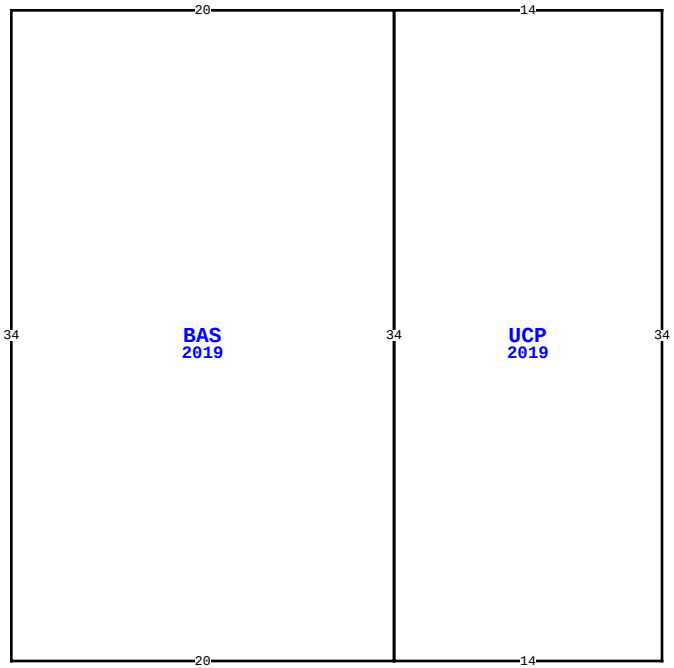
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	680	100	2019	680	14,503
UCP	476	20	2019	95	2,027
TOTALS	1,156			775	16,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	775	58.1900	22.69	17,585	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2026 Heated Area: 680 HX Base Yr 2026



171712 BAY RD, HILLIARD

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GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: ROCHESTER RICKY COL						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2019] W14 BAS=[YR=2019] W20 S34 E20 N34$ S34 E14 N34$.

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 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 40,400 Market: 0 Agricultural: 0 Common: 40,400 PRINTED 07/09/2026 BY SYS