LOT 7
IN OR 2049/1556
LONESOME OAK ESTATES PB 8/8

CROFT BRYAN &/HIGGINBOTHAM APRIL
171616 BAY RD
HILLIARD, FL 32046

2026

10-3N-23-1225-0007-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 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

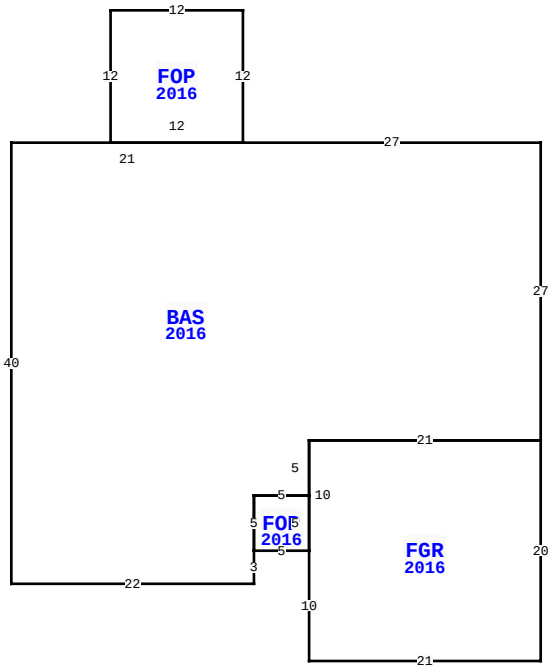
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,607	100	2016	1,607	253,506
FGR	420	55	2016	231	36,440
FOP	25	30	2016	8	1,262
FOP	144	30	2016	43	6,783
TOTALS	2,196			1,889	297,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,889	121.7062	169.17	319,562	2016	2016	0	0	0	6.75	93.25

1 SNGL FAM 100% - 2017 Heated Area: 1607 HX Base Yr 2017



171616 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		297,992
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,400
TOTAL MARKET VALUE		338,392
SOH/AGL Deduction		146,024
ASSESSED VALUE		192,368
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		140,957
TOTAL JUST VALUE		338,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531264	CO ISSUED	0	04/27/2016
B1531264	NEW CONSTR	182,062	10/31/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2049/1556	5/31/2016	WD	Q	I	01	180,000
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: CROFT BRYAN & APRIL						
1969/0950	3/19/2015	WD	Q	V	05	145,000
GRANTOR: WEST LAWRENCE W JR						
GRANTEE: B Y FRANKLIN PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W27 FOP=[YR=2016] N12 W12 S12 E12$ W21 S40 E22 N3 FOP=[YR=2016] E5 FGR=[YR=2016] S10 E21 N20 W21 S10$ N5 W5 S5$ N5 E5 N5 E21 N27$.

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	000100	C	RES	100	0006	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