PT E1/2 OF E1/2 LOTS 14 & 16 &
ALL E1/2 OF E1/2 OF LOT 15
IN OR 2826/1875

BOYER ZACHARY R/ELLISON SARAH M
17080 MCINTOSH RD
HILLIARD, FL 32046

**2026**

**10-3N-23-2020-0014-0030**

## BUILDING CHARACTERISTICS

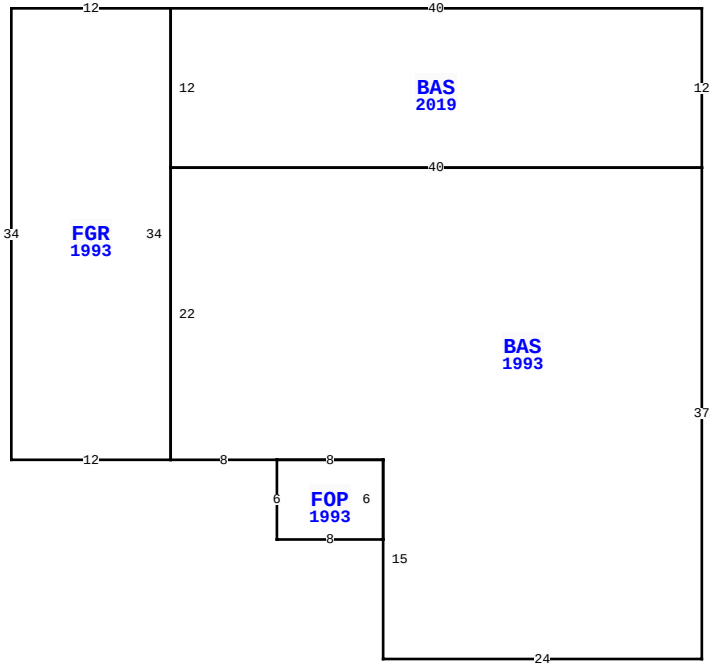
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 1,240 | 100 | 1993 | 1,240 | 132,673 |
| BAS | 480 | 100 | 2019 | 480 | 51,357 |
| FGR | 408 | 55 | 1993 | 224 | 23,967 |
| FOP | 48 | 30 | 1993 | 14 | 1,498 |
| TOTALS | 2,176 | | | 1,958 | 209,494 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,958 | 120.5890 | 126.62 | 247,922 | 1992 | 1992 | 0 | 0 | 0 | 15.50 | 84.50 |

1 SINGLE FAM 0% - 2026 Heated Area: 1720 HX Base Yr




17080 MCINTOSH RD, HILLIARD

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 209,494 |
| TOTAL MARKET OB/XF VALUE | 1,360 |
| TOTAL LAND VALUE - MARKET | 101,360 |
| TOTAL MARKET VALUE | 312,214 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 312,214 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 312,214 |
| TOTAL JUST VALUE | 312,214 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 309,781 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8437 | NEW CONSTR | 63,366 | 10/13/1992 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2826/1875 | 10/28/2025 | WD | Q | I | 01 | 381,000 |
| GRANTOR: PONCE CATALINA B | | | | | | |
| GRANTEE: BOYER ZACHARY R | | | | | | |
| 2372/0026 | 6/26/2020 | WD | Q | I | 01 | 198,000 |
| GRANTOR: JRP RENOVATIONS JAX L | | | | | | |
| GRANTEE: PONCE CATALINA B & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2019] W40 FGR=[YR=1993] W12 S34 E12 BAS=[YR=1993] E8FOP=[YR=1993] S6 E8 N6 W8$ E8 S15 E24 N37 W40 S22$ N34$ S12 E40 N12$.

## 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 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1992 | 1992 | 3 | 68 | 1,360 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,360

| 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 | 0 | 0005 | OR | 0.00 | 0.00 | 3.62 | AC | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 101,360 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.62 Total Land Value: 101,360 Market: 0 Agricultural: 0 Common: 101,360 PRINTED 07/09/2026 BY SYS