PT LOTS 14,15 & 16 IN
OR 1197/1387
CORNWALL SURVEY S/D OF

SIMMONS ROBERT T JR & BRIDGET
172382 BAY ROAD
HILLIARD, FL 32046

2026

11-3N-23-2020-0014-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

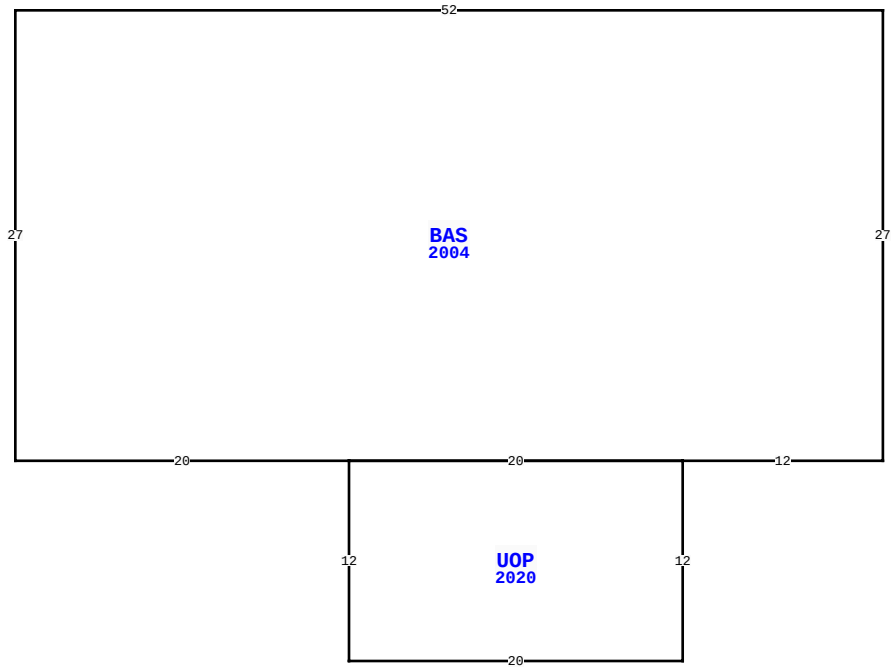
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2004	1,404	101,516
UOP	240	25	2020	60	4,339
TOTALS	1,644			1,464	105,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,464	160.6800	144.61	211,709	2004	2004	0	0	0	50.00	50.00

1 M/H 94+ 100% - 2005 Heated Area: 1404 HX Base Yr 2005



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

172382 BAY RD, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		105,854
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		100,800
TOTAL MARKET VALUE		209,664
SOH/AGL Deduction		124,521
ASSESSED VALUE		85,143
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,732
TOTAL JUST VALUE		209,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M047835	H/AC	0	01/01/2004
MH034280	MH MOVE-ON	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2128/1228	12/23/2016	SW	U	I	11	100
GRANTOR: NAUGHTON CLAUDIA CASS						
GRANTEE: CLAUDIA CASSIDY NAU						
1197/1387	12/24/2003	WD	Q	V		39,900
GRANTOR: GRAHAM SHARI T						
GRANTEE: SIMMONS ROBERT JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W52 S27 E20 E20 E12 N27 $
UOP=[YR=2020;ORIG=-32,27] E20 S12 W20 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	3.60	AC		1.00	1.00	1.00	28,000.00	28,000.00	100,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.60 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 PRINTED 07/09/2026 BY SYS