

PT LOTS 14,15 & 16 IN
OR 1973/1292
CORNWALL SURVEY S/D OF

HUOVINEN JAMES D & BETTY A L/E/
172359 BAY ROAD
HILLIARD, FL 32046

2026

11-3N-23-2020-0014-0030



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
CONSTRUCTION						VALUATION SUMMARY												PAGE 1 of 1											
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
Exterior Wall	15	CONC BLOCK 100				0100	01	1,761	99.0000	103.95	183,056	1995	1995	0	0	0	15.00	85.00											
Roof Structur	03	GABLE/HIP 100				1 SINGLE FAM 100% - 1996												Heated Area: 1671											
Roof Cover	03	COMP SHNGL 100																HX Base Yr 1996											
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	03	MASONRY 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality						03	Quality Level 03																						
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	1,671	100	1995	1,671	147,645																								
FOP	85	30	1995	26	2,298																								
UOP	20	20	1995	4	354																								
USP	200	30	1995	60	5,301																								
TOTALS						1,976			1,761	155,598																			
EXTRA FEATURES						172359 BAY RD, HILLIARD																							
L N	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	0681	POLE SHED	0 100	14	11	154.00	SF	15.00	15.00	100	1990	1990	3	20	462														
2	0681	POLE SHED	0 100	22	13	286.00	SF	15.00	15.00	100	1992	1992	3	20	858														
3	0300	BOAT DCK W	0 100	12	10	120.00	SF	40.00	40.00	100	1996	1996	3	20	960														
4	0510	GARAGE WD-	0 100	30	24	720.00	SF	29.75	29.75	100	2002	2002	3	28	5,998														
5	0681	POLE SHED	0 100	32	8	256.00	SF	15.00	15.00	100	2002	2002	3	28	1,075														
6	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000														
7	0752	USP	0 100	10	10	100.00	SF	15.00	15.00	100	2005	2005	3	32	480														
TOTAL OB/XF 15,833																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.60	AC		1.00	1.00	1.00	28,000.00	28,000.00	128,800												
REVIEW DATE 01/01/2023 BY CD Total Acres: 4.60 Total Land Value: 128,800 Market: 0 Agricultural: 0 Common: 128,800 PRINTED 07/09/2026 BY SYS																													

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27

28

16

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17

17

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26

23

9

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4

5

4

10

20

10

32

USP
1995

BAS
1995

FOP
1995

JOP
1995

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: CLAUDIS CASSIDY NAU						
1973/1292	4/09/2015	QC	U	I	11	100
GRANTOR: HUOVINEN JAMES D & BE						
GRANTEE: HUOVINEN JAMES D &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1995] W32 USP=[YR=1995] N10 W20 S10 E20\$ W27 S28 E16 FOP=[YR=1995] E17 N5 W17 S5\$ N5 E17 S9 E26 N23 UOP=[YR=1995] E5 N4 W5 S4\$ N9\$.						