PT OF LOT 14 (S-8)
IN OR 2153/421
ESMT IN OR 2366-17

SCHMELZLE DUSTIN K & MISTY
172438 BAY RD
HILLIARD, FL 32046

2026

11-3N-23-2020-0014-0080

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

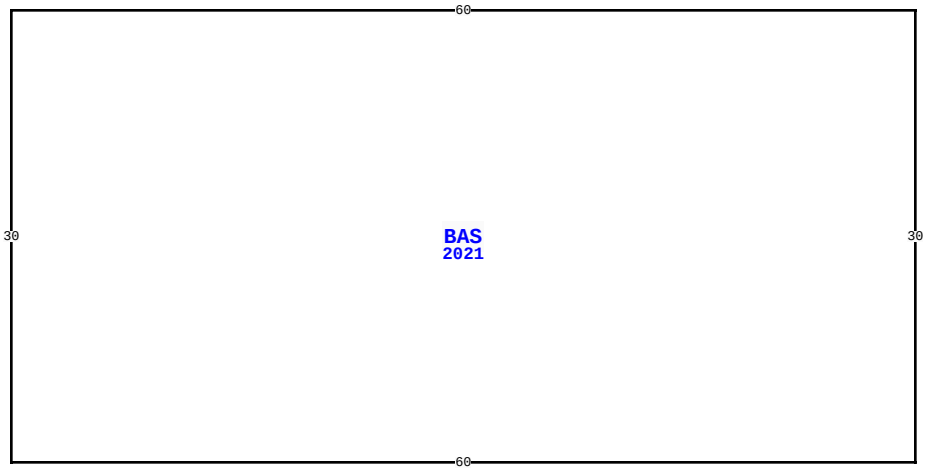
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2021	1,800	179,755
TOTALS	1,800			1,800	179,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	116.8000	105.12	189,216	2021	2021	0	0	0	5.00	95.00

1 M/H 94+ 100% - 2022 Heated Area: 1800 HX Base Yr 2022



172439 GALLBERRY LN, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,755
TOTAL MARKET OB/XF VALUE		9,288
TOTAL LAND VALUE - MARKET		94,080
TOTAL MARKET VALUE		283,123
SOH/AGL Deduction		136,226
ASSESSED VALUE		146,897
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,486
TOTAL JUST VALUE		283,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006266	CO ISSUED	0	05/17/2021
21003168	MH MOVE-ON	0	03/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2153/0421	10/20/2017	WD	Q	V	01	38,000
GRANTOR: HALL JUSTIN C & ANGEL						
GRANTEE: SCHMELZLE DUSTIN K						
1403/1455	4/12/2006	WD	Q	V		37,500
GRANTOR: JDC LAND CORP LLC						
GRANTEE: HALL JUSTIN C & ANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 S30 E60 N30$.

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	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2021	2021	3	86	9,288	

LAND DESCRIPTION

TOTAL OB/XF 9,288

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	0007	OR	0.00	0.00	3.36	AC		1.00	1.00	1.00	28,000.00	28,000.00	94,080							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.36 Total Land Value: 94,080 Market: 0 Agricultural: 0 Common: 94,080 PRINTED 07/09/2026 BY SYS