

PT LOT 16 IN OR 1248/966
CORNWALL SURVEY S/D OF
SEC 11-3N-23E PBK 0/31

CARTER MARY ANN & ELDON
172392 BAY ROAD
HILLIARD, FL 32046

2026

11-3N-23-2020-0015-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
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	2,052	100	2004	2,052	141,168

TOTALS	2,052			2,052	141,168
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	24	12	288.00	SF	21.30	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.20

REVIEW DATE	01/17/2025	BY	WWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,052	152.8800	137.59	282,335	2004	2004	0	0	50.00	50.00
1 M/H 94+		100% - 2005		Heated Area: 2052						HX Base Yr 2005	
BAS 2004											

172392 BAY RD, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF														
8,960														

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8,960														

Total Acres: 1.20	Total Land Value: 48,000	Market: 0	Agricultural: 0	Common: 48,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		141,168	
TOTAL MARKET OB/XF VALUE		8,960	
TOTAL LAND VALUE - MARKET		48,000	
TOTAL MARKET VALUE		198,128	
SOH/AGL Deduction		105,814	
ASSESSED VALUE		92,314	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		40,903	
TOTAL JUST VALUE		198,128	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		201,841	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010368	12 X 24 STORAGE S	18,676	09/09/2024
MH044375	MH MOVE-ON	0	01/04/2004

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							
1248/0966	7/27/2004	WD	U	V	07	100	
GRANTOR: HIGGINBOTHAM ALBERT L							
GRANTEE: CARTER MARY ANN & E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W76 S27 E76 N27\$.									