

MCVAY GWENDOLYN W L/E/
172450 BAY ROAD
HILLIARD, FL 32046

11-3N-23-2020-0015-0050

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

30

03

03

05

08

03

04

04

02

0

0

VINYL 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

SHT VINYL 100

CENTRAL 100

AIR DUCTED 100

4 100

3 100

WOOD FRAME 100

0 100

0 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

03

0200

9001.00

2,352

100

2022

2,352

229,249

MOBILE HOME

MKT AREA

48

30

2022

14

1,364

TOTALS

2,400

2,366

230,614

EXTRA FEATURES

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

172450 GALLBERRY LN, HILLIARD

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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 3.35 AC 1.00 1.00 1.00 28,000.00 28,000.00 93,800

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 3.35

Total Land Value: 93,800

Market: 0

Agricultural: 0

Common: 93,800

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDO800022,366114.0000102.60242,75220212021005.0095.00

1 M/H 94+ 100% - 2023Heated Area: 2352HX Base Yr 2023

BAS
2022

FOP
2022

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

230,614093,800324,41482,267242,14751,411190,736324,4140322,887

PERMIT NUMDESCRIPTIONAMTISSUED

22003653C0 ISSUED003/08/2022

2101711445*68 TWMH012/10/2021

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE

2862/5394/20/2026LEUUI11100

GRANTOR: MCVAY GWENDOLYN W

GRANTEE: MCVAY CHRISTY LEIGH

2486/13006/21/2021WDQV0166,500

GRANTOR: RPC FAMILY TRUST #1

GRANTEE: MCVAY KEITH C & GWE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W66 S30 E9 S15 E20 FOP=[YR=2022] E8 N6 W8 S6\$
N6 E8 N9 E29 N30\$.