PT W1/4 OF LOT 17 (S-2)
IN OR 1746/1148
CORNWALL SURVEY PB 0/31

SIMS JESSE A & CLARA FRANCES
172618 BAY RD
HILLIARD, FL 32046

2026

11-3N-23-2020-0017-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

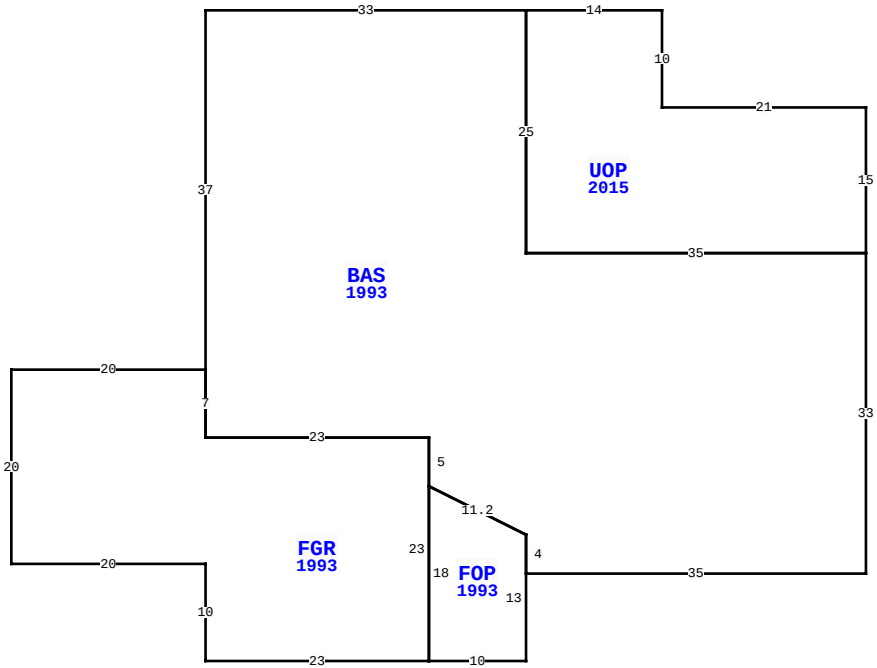
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,682	100	1993	2,682	288,780
FGR	929	55	1993	511	55,021
FOP	155	30	1993	46	4,953
UOP	665	20	2015	133	14,321
TOTALS	4,431			3,372	363,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,372	95.6340	132.93	448,240	1977	1987	0	0	0	19.00	81.00

1 SNGL FAM 100% - 0 Heated Area: 2682 HX Base Yr



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

172618 BAY RD, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,074
TOTAL MARKET OB/XF VALUE		1,352
TOTAL LAND VALUE - MARKET		58,800
TOTAL MARKET VALUE		423,226
SOH/AGL Deduction		243,107
ASSESSED VALUE		180,119
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		128,708
TOTAL JUST VALUE		423,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1746/1148	6/30/2011	QC	U	I	11	100
GRANTOR: SIMS JESSE A & CLARA						
GRANTEE: SIMS JESSE A & CLAR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2015] W21 N10 W14 BAS=[YR=1993] W33 S37
FGR=[YR=1993] W20 S20 E20 S10 E23 FOP=[YR=1993] E10 N13 L10
U5 S18$ N23 W23 N7 $ S7E23 S5 D5 R10 S4 E35 N33 W35 N25 $
S25 E35 N15 $.

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	1977	1977	3	36	1,260	
3	1126	CB/STC 8"	0	100	0	0	44.00	SF	8.00	8.00	100	1977	1977	3	26	92	

LAND DESCRIPTION

TOTAL OB/XF 1,352

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	0006	OR	0.00	0.00	1.47	AC		1.00	1.00	1.00	40,000.00	40,000.00	58,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.47 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 07/09/2026 BY SYS