LOTS 60 61 62 63 64
IN OR 2109/28 & OR 2116/281
(EX PT R/W OR 489/513 &

NIGHBERT JAMES DAVID
17065 BELL RD
HILLIARD, FL 32046-0267

2026

15-3N-23-2020-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	19,380
TOTAL LAND VALUE - MARKET	511,440
TOTAL MARKET VALUE	43,691
SOH/AGL Deduction	0
ASSESSED VALUE	43,691
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,691
TOTAL JUST VALUE	530,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2116/0281	4/12/2017	QC	U	I	11	100
GRANTOR: HODGES RICKY L & TERE						
GRANTEE: NIGHBERT JAMES DAVI						
2109/0028	3/22/2017	QC	U	I	11	100
GRANTOR: NIGHBERT MAYNARD S &						
GRANTEE: NIGHBERT JAMES DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

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	0510	GARAGE WD-	0	0	50	20	1,000.00	SF	14.00	14.00	100	2003	2003	3	29	4,060	
2	0300	BOAT DCK W	0	0	27	8	216.00	SF	20.00	20.00	100	2009	2009	3	48	2,074	
3	0300	BOAT DCK W	0	0	20	8	160.00	SF	20.00	20.00	100	2017	2017	3	78	2,496	
4	0351	CARPORT MT	0	0	50	25	1,250.00	SF	10.00	10.00	100	2026	2021		86	10,750	

LAND DESCRIPTION

TOTAL OB/XF 19,380

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	31.90	AC		1.00	1.00	1.00	530.00	530.00	16,907							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	14.14	AC		1.00	1.00	1.00	170.00	170.00	2,404							
3	009530	C	POND	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	46.04	AC		1.00	1.00	1.00	11,000.00	11,000.00	506,440							

REVIEW DATE 01/01/2023 BY CD Total Acres: 48.04 Total Land Value: 24,311 Market: 506,440 Agricultural: 19,311 Common: 5,000 PRINTED 07/09/2026 BY SYS