PT OR LOT 64 R672608
IN OR 2242/924
CORNWALL SURVEY

NIGHBERT JAMES D
17065 BELL RD
HILLIARD, FL 32046

2026

15-3N-23-2020-0064-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

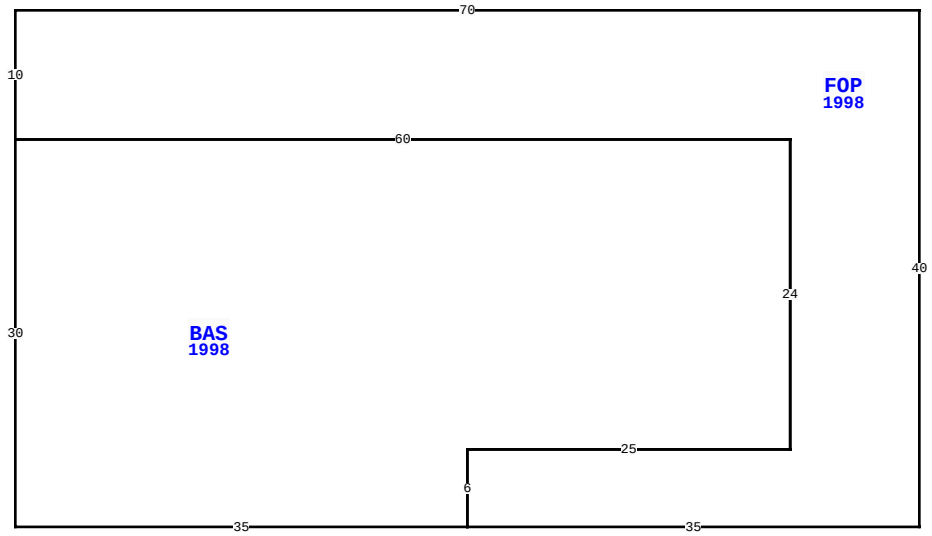
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1998	1,650	137,901
FOP	1,150	30	1998	345	28,834
TOTALS	2,800			1,995	166,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,995	92.0220	96.62	192,757	1998	1998	0	0	0	13.50	86.50

1 SINGLE FAM 0% - 2023 Heated Area: 1650 HX Base Yr



172181 BAY RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	166,735
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,600
TOTAL MARKET VALUE	218,335
SOH/AGL Deduction	0
ASSESSED VALUE	218,335
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,335
TOTAL JUST VALUE	218,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E973396	NEW CONSTR	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2242/0924	11/25/2018	SW	U	I	11	100
GRANTOR: NIGHBERT MAYNARD III						
GRANTEE: NIGHBERT MAYNARD S						
0753/0366	3/05/1996	QC	Q	I	01	100
GRANTOR: NIGHBERT MAYNARD S &						
GRANTEE: NIGHBERT MAYNARD II						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1998] W70 S10 BAS=[YR=1998] S30 E35 N6 E25 N24 W60$
E60 S24 W25 S6 E35 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	OR	0.00	0.00	1.29	AC		1.00	1.00	1.00	40,000.00	40,000.00	51,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.29 Total Land Value: 51,600 Market: 0 Agricultural: 0 Common: 51,600 PRINTED 07/09/2026 BY SYS