LOT 7 R107550
IN OR 306 PG 443
EX ESMT OR 520/1076

WOLLITZ GERALD L & CAROL S
17231 LILLER RD
HILLIARD, FL 32046

2026

34-4N-23-2020-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

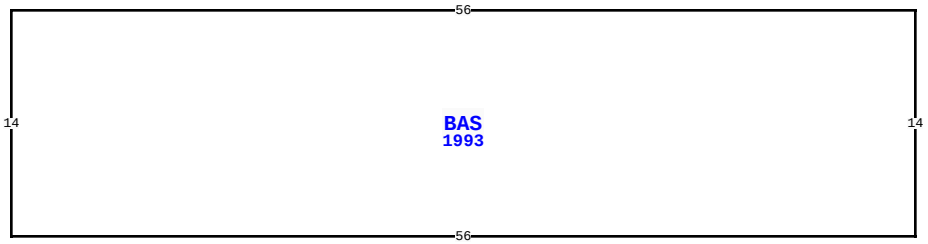
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	16,833
TOTALS	784			784	16,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	84.2000	71.57	56,111	1982	1982	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 784 HX Base Yr



17231 LILLER 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		159,879
TOTAL MARKET OB/XF VALUE		9,868
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		359,747
SOH/AGL Deduction		214,083
ASSESSED VALUE		145,664
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		94,253
TOTAL JUST VALUE		359,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0306/0443	12/07/1979	WD	Q	I		13,000
GRANTOR: BOWEN OMER L SR & CAT						
GRANTEE: WOLLITZ GERALD LAMA						
0214/0288	3/19/1976	WD	Q	I		8,000
GRANTOR: LILLER LLEWELLYN L &						
GRANTEE: BOWEN OMER L SR & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N14$.

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	21.30	21.30	100	1990	1990	3	20	511	
2	0510	GARAGE WD-	0	100	20	16	320.00	SF	26.95	26.95	100	1993	1993	3	20	1,725	
3	0751	UOP	0	100	10	8	80.00	SF	10.00	10.00	100	1994	1994	3	20	160	
4	0751	UOP	0	100	46	10	460.00	SF	10.00	10.00	100	1994	1994	3	20	920	
5	1242	WD DECK A	0	100	21	6	126.00	SF	10.00	10.00	100	1990	1990	3	20	252	
6	0681	POLE SHED	0	100	0	0	2,100.00	SF	15.00	15.00	100	1996	1996	3	20	6,300	

LAND DESCRIPTION

TOTAL OB/XF 9,868

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	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/09/2026 BY SYS

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IN OR 306 PG 443
EX ESMT OR 520/1076

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2026

34-4N-23-2020-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

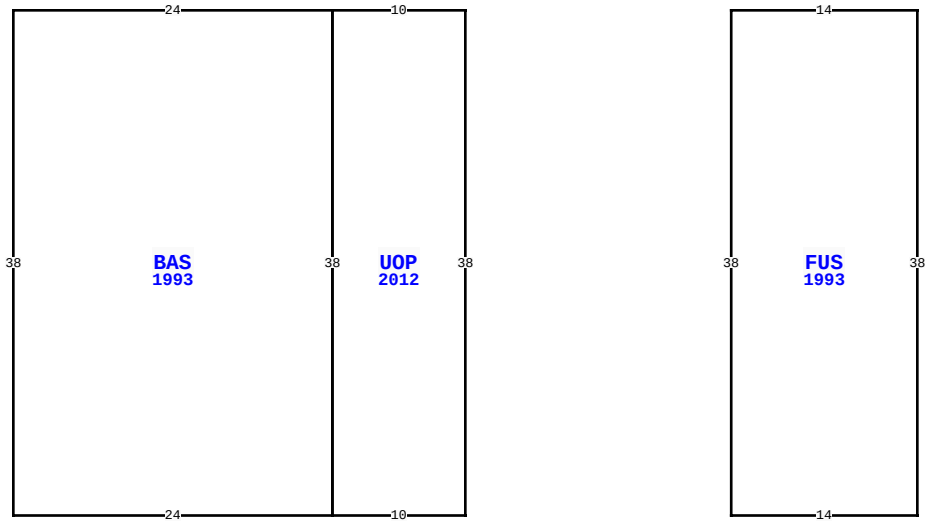
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	12	CEDAR 50
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	912	100	1993	912	85,828
FUS	532	100	1993	532	50,066
UOP	380	20	2012	76	7,153
TOTALS	1,824			1,520	143,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,520	109.1400	114.60	174,192	1987	1987	0	0	0	17.88	82.12

2 SINGLE FAM 100% - 0 Heated Area: 1444 HX Base Yr



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0214/0288	3/19/1976	WD	Q	I		8,000
GRANTOR: LILLER LLEWELLYN L &						
GRANTEE: BOWEN OMER L SR & C						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W10 BAS=[YR=1993] W24 S38 E24 N38$ S38 E10 N38$ PTR=E20 FUS=[YR=1993] E14 S38 W14 N38$ W20$.

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

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