PT OF SE1/4 OF SE1/4 OF
SEC 5-3N-24E IN OR 1910/1839

BROCK CHADWICK & ELISABETH
PO BOX 1325
HILLIARD, FL 32046

2023

05-3N-24-0000-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

552211 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	63,990
TOTAL MARKET VALUE	63,990
SOH/AGL Deduction	20,975
ASSESSED VALUE	43,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,015
TOTAL JUST VALUE	63,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9810145	REPAIR/RRF	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1910/1839	3/25/2014	WD	U	I	40	45,000
GRANTOR: CREAMER CARL F						
GRANTEE: BROCK CHADWICK & EL						
1378/1496	1/04/2006	WD	U	I	21	105,000
GRANTOR: BROCK CHADWICK W & PE						
GRANTEE: CREAMER CARL F JR						

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

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	000115	C	SFR ACRES	0	0004		0.00	0.00	1.00	AC		1.00	1.00	1.00	27,000.00	27,000.00	27,000							
2	000115	C	SFR ACRES	0	0004		0.00	0.00	1.37	AC		1.00	1.00	1.00	27,000.00	27,000.00	36,990							

REVIEW DATE 07/09/2020 BY TWA Total Acres: 2.37 Total Land Value: 63,990 Market: 0 Agricultural: 0 Common: 63,990 PRINTED 08/02/2023 BY SYS