IN OR 1909/1677
ESMT PT OR 1861/825

BOUCHARD CHANITY MARIE &/MUSSELMAN DIANA FREDIA
552355 US HWY 1
HILLIARD, FL 32046

2023

05-3N-24-0000-0017-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

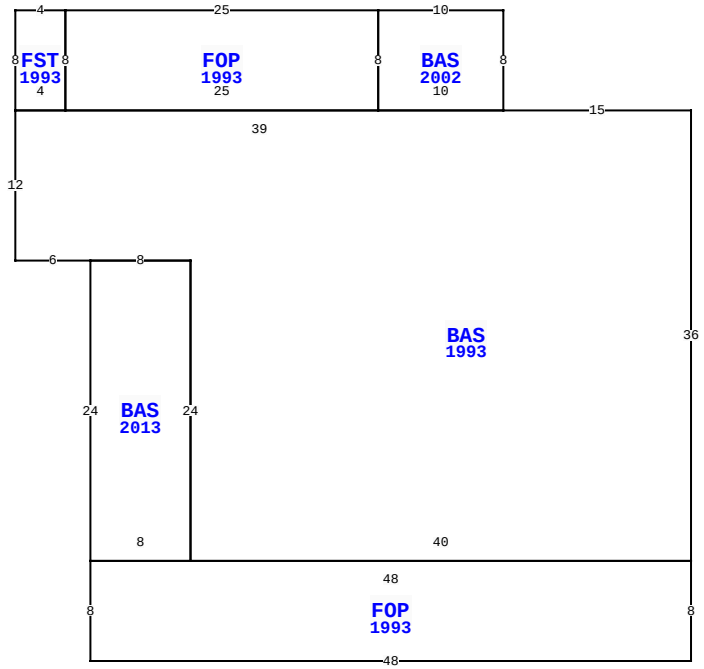
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1,608	86,539
BAS	80	100	80	4,306
BAS	192	100	192	10,333
FOP	200	30	60	3,229
FOP	384	30	115	6,189
FST	32	55	18	969
TOTALS	2,496		2,073	111,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,073	83.3980	75.27	156,035	1920	1980	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1880 HX Base Yr 2023



552355 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		111,565
TOTAL MARKET OB/XF VALUE		2,995
TOTAL LAND VALUE - MARKET		24,705
TOTAL MARKET VALUE		139,265
SOH/AGL Deduction		0
ASSESSED VALUE		139,265
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,265
TOTAL JUST VALUE		139,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150083	REPAIR/RRF	0	08/07/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1909/1677	3/20/2014	QC	U	I	11	6,900
GRANTOR: MUSSELMAN DIANA FREDI						
GRANTEE: MUSSELMAN DIANA FRE						
1626/0050	6/22/2009	QC	U	I	11	100
GRANTOR: MUSSELMAN SCOTT A						
GRANTEE: MUSSELMAN DIANA FRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 BAS=[YR=2002] N8 W10 FOP=[YR=1993] W25
FST=[YR=1993] W4 S8 E4 N8$ S8 E25 N8$ S8 E10$ W39 S12 E6
BAS=[YR=2013] S24 FOP=[YR=1993] S8 E48 N8 W48$ E8 N24 W8$ E8
S24 E40 N36$.

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	0811	CONCRETE B	0	100	30	24	720.00	SF	5.20	5.20	100	2000	2000	3	80	2,995	

LAND DESCRIPTION

TOTAL OB/XF 2,995

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	SFR	100	0004		0.00	0.00	0.61	AC		1.00	1.00	1.50	27,000.00	40,500.00	24,705							

REVIEW DATE 06/05/2020 BY TWA Total Acres: 0.61 Total Land Value: 24,705 Market: 0 Agricultural: 0 Common: 24,705 PRINTED 08/02/2023 BY SYS