PT OF NW1/4 OF SE1/4
IN OR 1595/1665

MATHEWS JOHN M & HONI BEA
552299 US HWY 1
HILLIARD, FL 32046

2023

05-3N-24-0000-0020-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

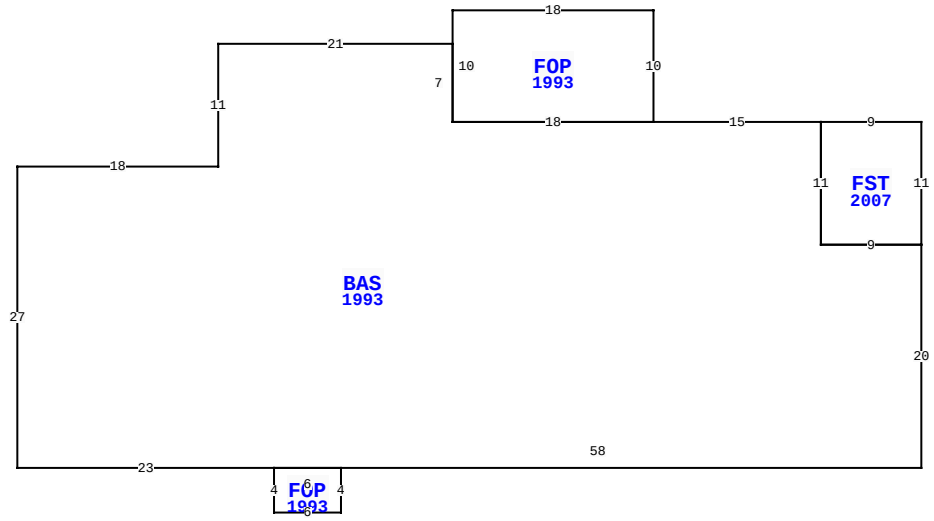
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,487	100	2,487	187,328
FOP	24	30	7	528
FOP	180	30	54	4,067
FST	99	55	54	4,067
TOTALS	2,790		2,602	195,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,602	99.3600	89.67	233,321	1959	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 0% - 0 Heated Area: 2487 HX Base Yr



552299 US HWY 1, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	195,990
TOTAL MARKET OB/XF VALUE	5,097
TOTAL LAND VALUE - MARKET	21,735
TOTAL MARKET VALUE	222,822
SOH/AGL Deduction	30,694
ASSESSED VALUE	192,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,128
TOTAL JUST VALUE	222,822
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210145	NEW ROOF	0	07/19/2021
0605073	REPAIR/RRF	3,500	04/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1595/1665	12/04/2008	WD	U	I	05	119,000
GRANTOR: OUTFITTERZ INVESTMENT						
GRANTEE: MATHEWS JOHN M & HO						
1406/1030	4/24/2006	WD	U	I	06	100
GRANTOR: HARTSFIELD JOSEPH R						
GRANTEE: OUTFITTERZ INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2007] W9 BAS=[YR=1993] W15 FOP=[YR=1993] N10 W18 S10 E18$ W18 N7 W21 S11 W18 S27 E23 FOP=[YR=1993] S4 E6 N4 W6$ E58 N20 W9 N11$ S11 E9 N11$.

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	0	0	0	547.00	SF	5.20	5.20	100	1992	1992	3	66	1,877	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	

LAND DESCRIPTION

TOTAL OB/XF 5,097

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		100.00	200.00	0.46	AC		1.00	1.00	1.75	27,000.00	47,250.00	21,735							

REVIEW DATE 05/03/2022 BY TWA Total Acres: 0.46 Total Land Value: 21,735 Market: 0 Agricultural: 0 Common: 21,735 PRINTED 08/02/2023 BY SYS