N1/2 OF SE1/4 OF SE1/4 OF
SEC 5-3N-24E IN OR 2620/960
ESMT IN OR 770/1674

AIKEN & ASSOCIATES LLC
85076 MYRTICE RD
YULEE, FL 32097

2023

05-3N-24-0000-0030-0000

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	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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

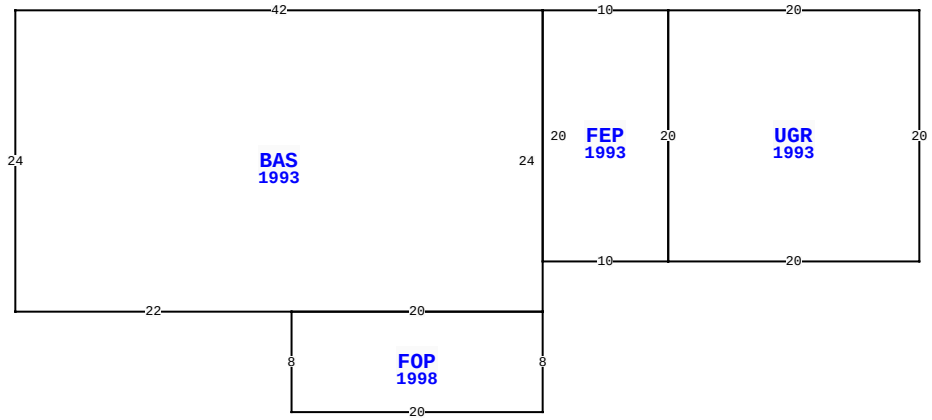
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	60,108
FEP	200	80	160	9,541
FOP	160	30	48	2,862
UGR	400	45	180	10,733
TOTALS	1,768		1,396	83,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,396	100.8800	91.04	127,092	1957	1958	0	0	0	34.50	65.50

1 SINGLE FAM – 0% - 0 Heated Area: 1008 HX Base Yr



552179 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	83,245
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,660
TOTAL MARKET VALUE	98,905
SOH/AGL Deduction	10,641
ASSESSED VALUE	88,264
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,264
TOTAL JUST VALUE	98,905
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9806096	ADDITION	3,683	06/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2620/0960	2/14/2023	WD	Q	I	02	149,000
GRANTOR: HERRIN CHARLES & KARE						
GRANTEE: AIKEN & ASSOCIATES						
2618/1265	1/26/2023	WD	U	I	11	100
GRANTOR: HERRIN JOANN						
GRANTEE: HERRIN CHARLES & KA						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W20 FEP=[YR=1993] W10 BAS=[YR=1993] W42 S24 E22 FOP=[YR=1998] S8 E20 N8 W20$ E20 N24$ S20 E10 N20$ S20 E20 N20$.

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	0.58	AC		1.00	1.00	1.00	27,000.00	27,000.00	15,660							

REVIEW DATE 10/21/2019 BY TWA Total Acres: 0.58 Total Land Value: 15,660 Market: 0 Agricultural: 0 Common: 15,660 PRINTED 08/02/2023 BY SYS