PT OF N1/2 OF SE1/4 OF SE1/4
OF SEC 5-3N-24E IN
OR 1286/1032 & OR 1589/571

HERRIN JOANN L/E/
552187 US HWY 1
HILLIARD, FL 32046

2023

05-3N-24-0000-0030-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

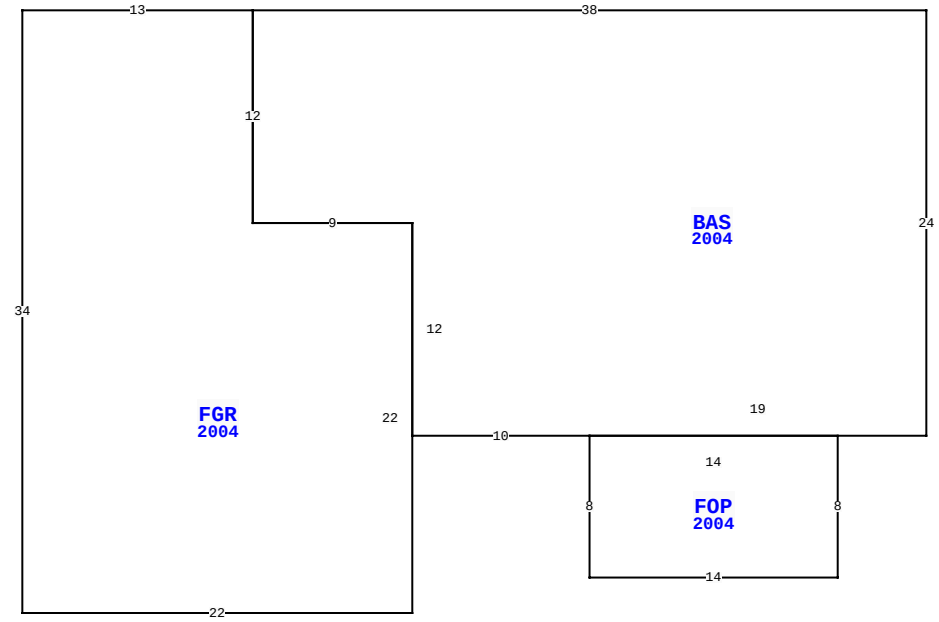
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	804	100	804	78,120
FGR	640	55	352	34,202
FOP	112	30	34	3,303
TOTALS	1,556		1,190	115,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,190	117.6600	106.19	126,366	2004	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2005 Heated Area: 804 HX Base Yr 2005



552187 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		115,625
TOTAL MARKET OB/XF VALUE		2,460
TOTAL LAND VALUE - MARKET		35,370
TOTAL MARKET VALUE		153,455
SOH/AGL Deduction		68,608
ASSESSED VALUE		84,847
TOTAL EXEMPTION VALUE	HX HB WX SX	84,847
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		153,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1745	NEW CONSTR	50,000	03/12/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/1296	7/14/2021	LE	U	I	11	100
GRANTOR: HERRIN JOANN						
GRANTEE: HERRIN JOANN L/E ET						
2479/1293	7/14/2021	QC	U	I	11	100
GRANTOR: HERRIN JOANN						
GRANTEE: HERRIN CHARLES & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W38 FGR=[YR=2004] W13 S34 E22 N22 W9 N12$ S12 E9 S12 E10 FOP=[YR=2004] S8 E14 N8 W14$ E19 N24 $.

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	0810	CONCRETE A	0	100	22	20	440.00	SF	6.50	6.50	100	2004	2004	3	86	2,460	

LAND DESCRIPTION

TOTAL OB/XF 2,460

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	100	0004		0.00	0.00	1.17	AC		1.00	1.00	1.00	27,000.00	27,000.00	31,590							
2	000115	C	SFR ACRES	100	0004		0.00	0.00	0.14	AC		1.00	1.00	1.00	27,000.00	27,000.00	3,780							

REVIEW DATE 10/22/2019 BY TWA Total Acres: 1.31 Total Land Value: 35,370 Market: 0 Agricultural: 0 Common: 35,370 PRINTED 08/02/2023 BY SYS