

BLOCK 2 PT OF LOTS 1 & 2
TOWN OF HILLIARD & PARCEL
30-2 IN SECTION 9-3N-24

SELDOMRIDGE JOHN M & CATHY
PO BOX 39
HILLIARD, FL 32046-0003

2023

08-3N-24-2380-0002-0012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floor	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	4	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	2	100
Stories	1.	1. 100
Class	00	. 100
Units	0	100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	ONE HI Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA
		06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	100	185	185	3,179
AOF	644	185	1,191	20,462
BAS	3,550	100	3,550	60,989
CAN	16	30	5	86
CAN	360	30	108	1,856
UST	1,674	50	837	14,380
TOTALS	6,344		5,876	100,950

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	
2	0511	GARAGE CB-	0	0	34	30	1,020.00	SF	40.00	40.00	
3	0505	FLAGPOLE A	0	0	0	0	40.00	LF	50.00	50.00	
4	7100	SPRAY BTH	0	0	0	0	1.00	UT	12,500.00	12,500.00	
5	0680	POLE SHED	0	0	36	20	720.00	SF	10.00	10.00	
6	0680	POLE SHED	0	0	0	0	596.00	SF	10.00	10.00	
7	6001	ROLLUP DR	0	0	0	0	7.00	UT	400.00	400.00	
8	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	
9	0812	CONCRETE C	0	0	0	0	10,365.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002500	C	SRVC SHOPS	0	0004	C-1	210.00	210.00	44,100.00	SF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2703	06	5,876	70.8492	34.36	201,899	1950	1967	0	0	0	50.00	50.00	
1 GARAGE - 0% - 0													
Heated Area: 4294													
HX Base Yr													
551508 US HWY 1, HILLIARD													
BLD DATE		10/29/2020		KK		LGL DATE							
XF DATE		10/29/2020		KK		LAND DATE							
INC DATE						AG DATE							

TOTAL OB/XF													
69,068													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		100,950	
TOTAL MARKET OB/XF VALUE		69,068	
TOTAL LAND VALUE - MARKET		88,200	
TOTAL MARKET VALUE		258,218	
SOH/AGL Deduction		98,149	
ASSESSED VALUE		160,069	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		160,069	
TOTAL JUST VALUE		258,218	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		145,517	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9807110	ADDITION	7,500	07/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0156/0088	1/01/1973	WD	Q	I		10,000
GRANTOR:						
GRANTEE:						
0156/0088	1/01/1973	WD	U	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1993] W93 CAN=[YR=1993] N2 W18 S20 BAS=[YR=1993] W19 S29 E64 AOF=[YR=1998] S20 E18 CAN=[YR=1993] E4 N4 W4 S4\$ N4 E4 N26 W22 S10\$ N10 E22 S10 E44 N29 W111\$ E18 N18\$ S18 E93 N18\$ PTR= E15 AOF=[YR=1998] E10 S10 W10 N10\$ W15\$.											