BLOCK 12 PT LOT 2
IN OR 2110/1834
TOWN OF HILLIARD

RAU TIMOTHY D/RAU DONNA G
54784 CHURCH RD
CALLAHAN, FL 32011

2023

08-3N-24-2380-0012-0023

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

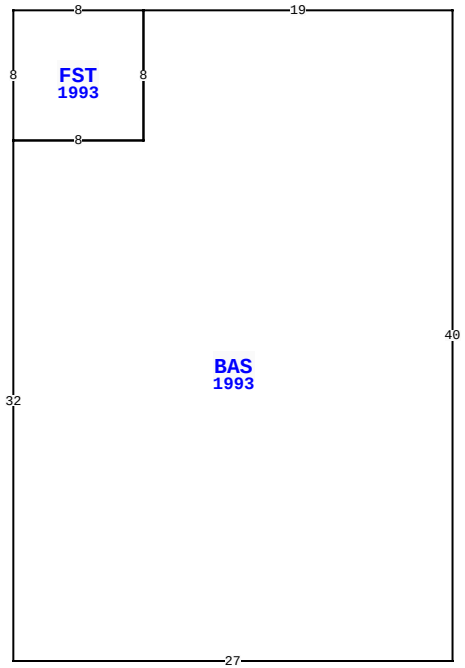
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	03	PLASTER 70
Interior Wall	04	PLYWOOD 30
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,016	100	1,016	68,687
FST	64	50	32	2,164
TOTALS	1,080		1,048	70,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,048	92.2950	135.21	141,700	1970	1975	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1016 HX Base Yr



BLD DATE	12/09/2019	KKA	LGL DATE
XF DATE	12/09/2019	KKA	LAND DATE 12/09/2019 KKA
INC DATE			AG DATE

551704 US HWY 1, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,850
TOTAL MARKET OB/XF VALUE	412
TOTAL LAND VALUE - MARKET	12,600
TOTAL MARKET VALUE	83,862
SOH/AGL Deduction	28,429
ASSESSED VALUE	55,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,433
TOTAL JUST VALUE	83,862
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2110/1834	3/30/2017	QC	U	I	11	100
GRANTOR: RAU TIMOTHY D						
GRANTEE: RAU DONNA G & TIMOT						
1341/1974	8/15/2005	WD	U	I	12	65,000
GRANTOR: SMITH RUBY A						
GRANTEE: RAU TIMOTHY DALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FST=[YR=1993] W8 S8 E8 N8 $ S8 W8 S32 E27 N40 $.

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
2	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	2006	2006	3	88	412	

LAND DESCRIPTION

TOTAL OB/XF 412

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	001100	C	STORE 1FLR	0	0004	C-1	30.00	105.00	3,150.00	SF		1.00	1.00	1.00	4.00	4.00	12,600							

REVIEW DATE 12/09/2019 BY KKA Total Acres: 0.00 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 08/02/2023 BY SYS