

PT OF LOT 4
IN OR 1049/1833
ESMT IN OR 471/643

BACON DAVID M & PATRICIA A/
PO BOX 1758
HILLIARD, FL 32046-1758

2023

08-3N-24-2380-0015-0042



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		4 100
Stories	0	0 100
Units		0 100
Occupancy	00	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	840	100	840	118,208
CAN	24	30	7	985
CAN	24	30	7	985
TOTALS	888		854	120,178

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0	34	14			6.50	100	1980	1980	3	35	1,083	
2	0812	CONCRETE C	0	0	0	0			4.00	100	1965	1965	3	20	858	
3	4950	BOLLARD	0	0	0	0			100.00	100	2005	2005	3	100	300	
4	0424	CL FNC 6'	0	0	0	0			20.00	100	2008	2008	3	76	2,204	
5	0464	FNC GT 10'	0	0	0	0			350.00	100	2009	2009	3	78	273	
7	0402	CONC BUMPE	0	0	0	0			25.00	100	2013	2013	3	96	96	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	001100	C

REVIEW DATE	12/03/2019	BY	KKA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1101	04	854	101.1150	148.13	126,503	2013	2013	0	0	5.00	95.00	
2 RETAILSTOR - 0% - 0												
Heated Area: 840 HX Base Yr												
551815 US HWY 1, HILLIARD												
BLD DATE 12/03/2019 KKA LGL DATE 12/03/2019 KKA AG DATE 12/03/2019 KKA												

TOTAL OB/XF												
4,814												

TOTAL OB/XF												
4,814												

Total Acres:	0.00	Total Land Value:	61,503	Market:	0	Agricultural:	0	Common:	61,503
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	120,178		
TOTAL MARKET OB/XF VALUE	4,814		
TOTAL LAND VALUE - MARKET	61,503		
TOTAL MARKET VALUE	186,495		
SOH/AGL Deduction	46,304		
ASSESSED VALUE	140,191		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	140,191		
TOTAL JUST VALUE	186,495		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	130,873		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130025	PLUMBING COMMERC.	0	03/15/2013
20130017	ROOF	0	03/04/2013
B1326752	DEMOLITION	0	01/01/2013
20110256	XFOB	5,000	12/08/2011
20100060	SIGN	200	05/19/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1049/1833	4/16/2002	AD	U	I		110,000
GRANTOR: LAMOUNTAIN SHELDON &						
GRANTEE: BACON DAVID & PATRI						
1049/1830	4/16/2002	QC	U	I	07	100
GRANTOR: LAMOUNTAIN SHELDON &						
GRANTEE: LAMOUNTAIN SHELDON						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2013] W35 S24 E10 CAN=[YR=2014] S4 E6 N4 W6\$ E25 N16		
CAN=[YR=2014] E4 N6 W4 S6\$ N8\$.		

TOTAL OB/XF												
4,814												

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