

BLOCK 20 W3/4 OF LOT 2
IN OR 2210/859
TOWN OF HILLIARD

SHEFFIELD JANA E & RICHARD A
551922 US HWY 1
HILLIARD, FL 32046

2023

08-3N-24-2380-0020-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	6001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,028	100	3,028	177,104
FGR	784	55	431	25,208
FOP	130	30	39	2,281
FSP	195	40	78	4,562
PTO	90	5	4	234

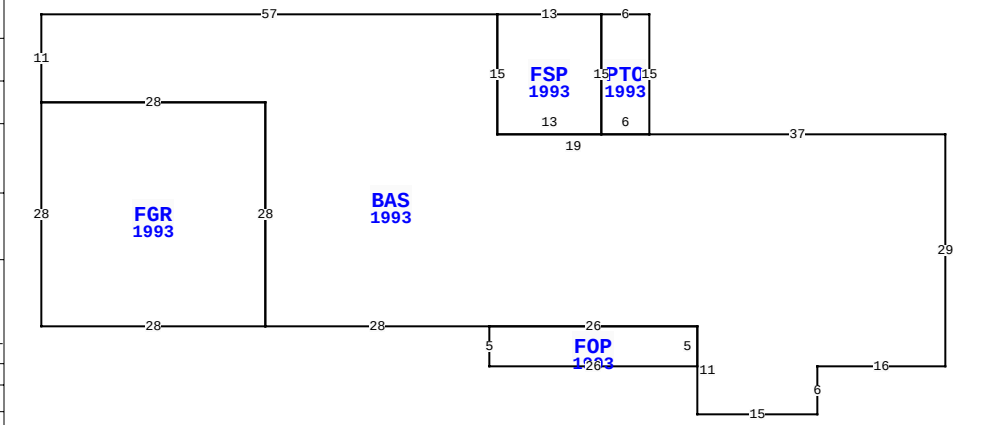
TOTALS	4,227		3,580	209,390
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0811	CONCRETE B	0	100	0	0	612.00	SF	5.20
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00
5	0812	CONCRETE C	0	100	0	0	3,725.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0004	C-1	210.00	138.00	30,809.00

REVIEW DATE	06/28/2018	BY	TWX
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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
0900	01	3,580	87.5610	103.98	372,248	1952	1952	0	0	0	43.75	56.25
1 SNGL FAM - 100% - 2006 Heated Area: 3028 HX Base Yr 2006												



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

551922 US HWY 1, HILLIARD

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
3	0811	CONCRETE B	0	100	0	0	612.00	SF	5.20	5.20	100	1960	1960	3	20	636	
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1993	1993	3	20	1,000	
5	0812	CONCRETE C	0	100	0	0	3,725.00	SF	4.00	4.00	100	1993	1993	3	68	10,132	

TOTAL OB/XF													13,483		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
04	C-1	210.00	138.00	30,809.00	SF		1.00	1.00	1.00	2.00	2.00				

Total Acres:	0.00	Total Land Value:	61,618	Market:	0	Agricultural:	0	Common:	61,618
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	3
VALUATION SUMMARY										STANDARD	

VALUATION BY	STANDARD									
Tax Group: 3	Tax Dist:									
BUILDING MARKET VALUE	209,390									
TOTAL MARKET OB/XF VALUE	13,483									
TOTAL LAND VALUE - MARKET	61,618									
TOTAL MARKET VALUE	284,491									
SOH/AGL Deduction	121,167									
ASSESSED VALUE	163,324									
TOTAL EXEMPTION VALUE	HX HB 50,000									
BASE TAXABLE VALUE	113,324									
TOTAL JUST VALUE	284,491									
NCON VALUE	0									
INCOME VALUE										
PREVIOUS YEAR MKT VALUE	211,748									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9306092	H/AC	3,200	06/03/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2210/0859	6/23/2018	QC	U	I	11	64,600			

GRANTOR: SHEFFIELD JANA E
GRANTEE: SHEFFIELD RICHARD A
1377/1164 12/29/2005 QC U I 06 100
GRANTOR: ROBINSON SHIRLEY T
GRANTEE: SHEFFIELD JANA E

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=1993] W37 PT0=[YR=1993] N15 W6 FSP=[YR=1993] W13
S15E13 N15\$ S15 E6 \$ W19 N15 W57 S11 FGR=[YR=1993] S28 E28
N28 W28\$ E28 S28 E28 FOP=[YR=1993] S5 E26 N5 W26\$ E26 S11 E15
N6 E16 N29\$.