BLK 23 PT LOT 4 & ABND 7TH ST
IN OR 2245/1645
TOWN OF HILLIARD S/D PBK 1/28

HADDOCK RODNEY DEWAYNE
27359 GEIGER RD
HILLIARD, FL 32046

2023

08-3N-24-2380-0023-0035

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

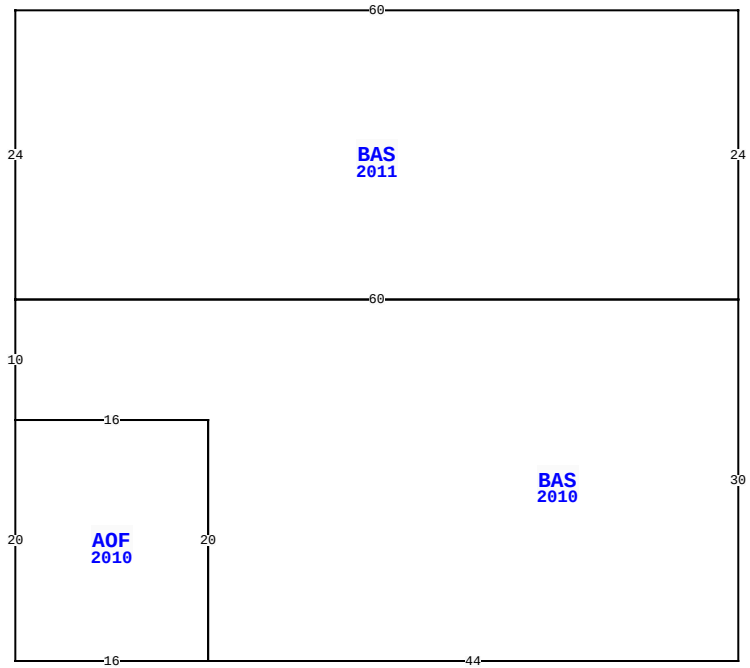
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	320	185	592	19,237
BAS	1,480	100	1,480	48,093
BAS	1,440	100	1,440	46,793
TOTALS	3,240		3,512	114,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	3,512	73.6430	64.99	228,245	1985	1985	0	0	0	50.00	50.00

1 SERV SHOP – 0% - 0 Heated Area: 3240 HX Base Yr



552035 US HWY 1, HILLIARD

BLD DATE	02/25/2022	KK	LGL DATE	
XF DATE	02/25/2022	KK	LAND DATE	02/25/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	114,122
TOTAL MARKET OB/XF VALUE	12,880
TOTAL LAND VALUE - MARKET	61,760
TOTAL MARKET VALUE	188,762
SOH/AGL Deduction	23,860
ASSESSED VALUE	164,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,902
TOTAL JUST VALUE	188,762
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2245/1641	12/12/2018	WD	U	I	11	100
GRANTOR: ROBERTSON CLIFTON H &						
GRANTEE: HADDOCK RODNEY DEWA						
2077/0851	9/21/2016	WD	Q	I	01	50,000
GRANTOR: ROBERSON CLIFTON H &						
GRANTEE: HADDOCK RODNEY DEWA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W60 S24 BAS=[YR=2010] S10 AOF=[YR=2010] S20 E16 N20 W16$ E16 S20 E44 N30 W60$ E60 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	0351	CARPORT MT	0	0	20	19	380.00	SF	10.00	10.00	100	2005	2005	3	27	1,026	
2	0351	CARPORT MT	0	0	20	19	380.00	SF	10.00	10.00	100	2005	2005	3	27	1,026	
3	0430	CL FNC 6B	0	0	0	0	432.00	LF	9.70	9.70	100	1995	1995	3	39	1,634	
4	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	1995	1995	3	39	585	
5	0811	CONCRETE B	0	0	0	0	896.00	SF	5.20	5.20	100	1985	1985	3	49.5	2,306	
6	0812	CONCRETE C	0	0	0	0	1,944.00	SF	4.00	4.00	100	1995	1995	3	72	5,599	
8	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1985	1985	3	20	80	
9	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2016	2016	3	78	624	

LAND DESCRIPTION

TOTAL OB/XF 12,880

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	002700	C	AUTO SALES	0	0004	C-1	193.00	160.00	30,880.00	SF		1.00	1.00	1.00	2.00	2.00	61,760							

REVIEW DATE 02/25/2022 BY KK Total Acres: 0.00 Total Land Value: 61,760 Market: 0 Agricultural: 0 Common: 61,760 PRINTED 08/02/2023 BY SYS