

BLOCK 56 LOT 3 EX S-1
IN OR 805 PG 488
TOWN OF HILLIARD

HICKOX DONALD W & PATRICIA
56423 GRIFFIN ROAD
CALLAHAN, FL 32011

2023

08-3N-24-2380-0056-0032



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	56,099
FUS	624	100	624	56,099
UEP	72	60	43	3,866
UST	72	45	32	2,877
TOTALS	1,392		1,323	118,942

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	414.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	0	0	195.00	SF	6.50	6.50	

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	000800	C	MULTI-FAM	0	0006	R2	70.00	210.00	70.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	1,323	110.8640	132.21	174,914	1952	1975	0	0	0 32.00	68.00
1 DUPLEX - 0% - 0											
Heated Area: 1248											
HX Base Yr											
UST 1993											
UEP 1993											
BAS 1993											
FUS 1993											

361539 PINE ST, HILLIARD											
TOTAL OB/XF 1,539											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		118,942	
TOTAL MARKET OB/XF VALUE		1,539	
TOTAL LAND VALUE - MARKET		21,000	
TOTAL MARKET VALUE		141,481	
SOH/AGL Deduction		44,436	
ASSESSED VALUE		97,045	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		97,045	
TOTAL JUST VALUE		141,481	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		97,010	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0805/0488	9/03/1997	WD	Q	I		49,500	
GRANTOR: JONES URSULA							
GRANTEE: HICKOX DONALD & PAT							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W1 UST=[YR=1993] N6 W12 S6 E12 \$ W23 S26 E24 N26 \$ PTR= E20 FUS=[YR=1993] E11 UEP=[YR=1993] N6 E12 S6 W12\$ E13 S26 W24 N26 \$ W20 \$.											