

LOTS 97,98,99 & 60FT ABND R/W
LYING S THEREOF & LOTS 481,
482,483,484,485 & 486

UNITED STATES OF AMERICA
(FAA CENTER)
HILLIARD, FL 32046

2023

14-1N-24-2180-0113-00L0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	03	PART.FIN. 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8800	FEDERAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8005	00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	528	3,254
TOTALS	528		528	3,254

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	1050	TOWER-COMM	0	0	0	0	150.00	UT	300.00	300.00	
3	0431	CL FNC 8B	0	0	0	0	383.00	LF	12.50	12.50	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	
5	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	

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	009010	C	NO LND INT	0		OR	0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	04	528	64.8720	30.81	16,268	1970	1970	0	0	0 80.00	20.00
1 STOR WAREH - 0% - 0 Heated Area: 528 HX Base Yr											
BAS 1993											
US HWY 301, CALLAHAN											

TOTAL OB/XF											
46,108											

TOTAL OB/XF											
46,108											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				3,254			
TOTAL MARKET OB/XF VALUE				46,108			
TOTAL LAND VALUE - MARKET				0			
TOTAL MARKET VALUE				49,362			
SOH/AGL Deduction				0			
ASSESSED VALUE				49,362			
TOTAL EXEMPTION VALUE				12	49,362		
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				49,362			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				48,408			