SW1/4 OF SE1/4
IN OR 2127/1367
(EX OR 2123/1247 &

REED MICHAEL C & KATHERINE B
550738 US HIGHWAY 1
HILLIARD, FL 32046

**2023**

**15-3N-24-0000-0009-0000**

## BUILDING CHARACTERISTICS

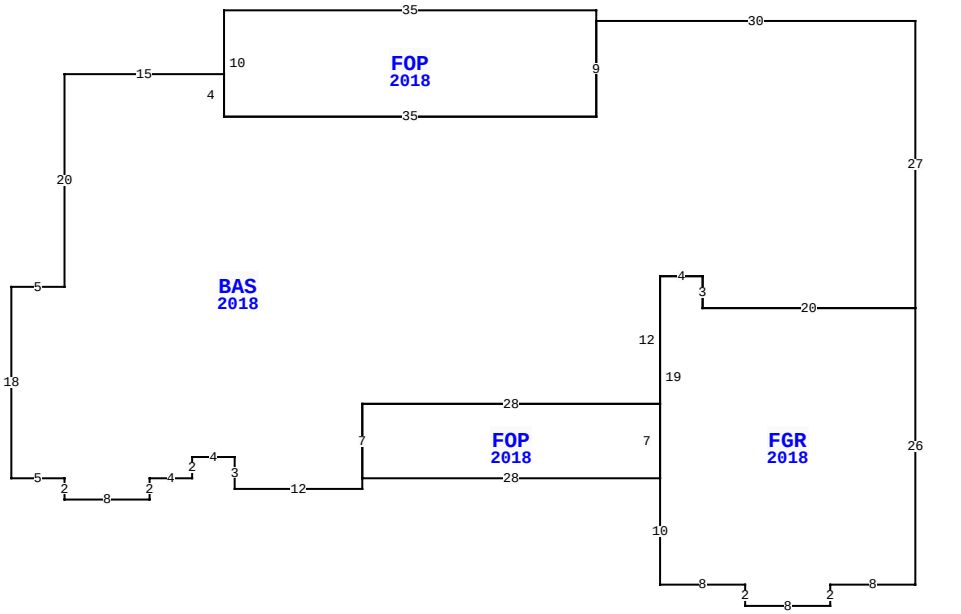
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| DOR CODE | 5400 | TIMBERLAND 90+ |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,568 | 100 | 2,568 | 341,733 |
| FGR | 652 | 55 | 359 | 47,773 |
| FOP | 196 | 30 | 59 | 7,851 |
| FOP | 350 | 30 | 105 | 13,973 |
| TOTALS | 3,766 | | 3,091 | 411,330 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,091 | 94.8060 | 135.10 | 417,594 | 2018 | 2018 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SFR CUST – 100% - 2019 Heated Area: 2568 HX Base Yr 2019




550738 US HWY 1, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/15/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 411,330 |
| TOTAL MARKET OB/XF VALUE | | 10,506 |
| TOTAL LAND VALUE - MARKET | | 88,330 |
| TOTAL MARKET VALUE | | 455,436 |
| SOH/AGL Deduction | | 173,918 |
| ASSESSED VALUE | | 281,518 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 231,518 |
| TOTAL JUST VALUE | | 510,166 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 442,253 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18003011 | CO ISSUED | 0 | 03/23/2018 |
| 17003891 | NEW CONSTR | 334,307 | 06/22/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2127/1367 | 6/17/2017 | WD | U | V | 11 | 100 |
| GRANTOR: JOHNSON RORY H & PATR | | | | | | |
| GRANTEE: REED MICHAEL C & KA | | | | | | |
| 2123/1288 | 5/05/2017 | WD | Q | V | 01 | 42,000 |
| GRANTOR: JOHNSON RORY H & PATR | | | | | | |
| GRANTEE: REED MICHAEL C & KA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W30 FOP=[YR=2018] N1 W35 S10 E35 N9$ S9 W35 N4 W15 S20 W5 S18 E5 S2 E8 N2 E4 N2 E4 S3 E12 N1 FOP=[YR=2018] E28 FGR=[YR=2018] S10 E8 S2 E8 N2 E8 N26 W20 N3 W4 S19$ N7 W28 S7$ N7 E28 N12 E4 S3 E20 N27$.

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2018 | 2018 | 3 | 99 | 1,980 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,175.00 | SF | 4.00 | 4.00 | 100 | 2018 | 2018 | 3 | 98 | 8,526 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,506

| 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 | 005000 | C | RURAL HOME | 100 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |
| 2 | 005400 | A | TIMBER 1 SI | 0 | | | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 720.00 | 720.00 | 3,600 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 3.07 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 58,330 | | | | | | | |

REVIEW DATE 06/11/2021 BY TWA Total Acres: 6.00 Total Land Value: 33,600 Market: 58,330 Agricultural: 3,600 Common: 30,000 PRINTED 08/02/2023 BY SYS