LOT 11 2002 CHNC DWMH
IN OR 1967/58
LAKE HAMPTON HILLS PB 6/2

HADDEN JAMES & ANNIE
553890 US HWY 1
HILLIARD, FL 32046

2023

19-4N-24-1212-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

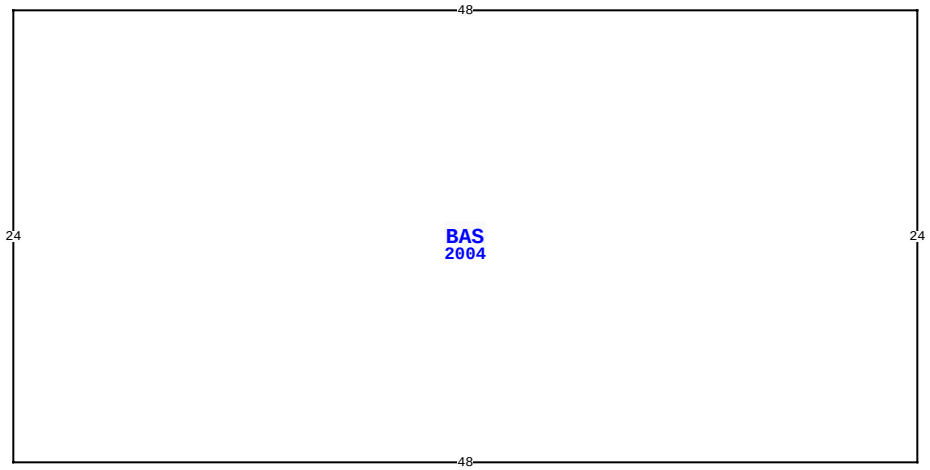
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	63,672
TOTALS	1,152		1,152	63,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	151.8400	106.29	122,446	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2016 Heated Area: 1152 HX Base Yr 2016



553890 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		63,672
TOTAL MARKET OB/XF VALUE		6,003
TOTAL LAND VALUE - MARKET		31,200
TOTAL MARKET VALUE		100,875
SOH/AGL Deduction		56,494
ASSESSED VALUE		44,381
TOTAL EXEMPTION VALUE	HX HB SX	44,381
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		100,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013685	MH MOVE-ON	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1967/0058	2/23/2015	SW	U	I	18	35,700
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HADDEN JAMES & ANNI						
1950/1735	4/15/2014	SW	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W48 S24 E48 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
3	0810	CONCRETE A	0	100	48	10	480.00	SF	6.50	6.50	100	2009	2009	3	91	2,839	
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	21.30	21.30	100	2006	2006	3	31	528	
5	0811	CONCRETE B	0	100	24	22	528.00	SF	5.20	5.20	100	2015	2015	3	96	2,636	

LAND DESCRIPTION

TOTAL OB/XF 6,003

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,200							

REVIEW DATE 07/29/2020 BY TWA Total Acres: 1.04 Total Land Value: 31,200 Market: 0 Agricultural: 0 Common: 31,200 PRINTED 08/02/2023 BY SYS