



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	85,169
FOP	16	30	5	493
UGR	360	45	162	15,969
TOTALS	1,240		1,031	101,631

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
5	0350	CARPORT WD	0 100	31	24	744.00	SF	13.00	13.00	100	1997
6	0681	POLE SHED	0 0	34	14	476.00	SF	15.00	15.00	100	1997
7	0681	POLE SHED	0 0	34	12	408.00	SF	15.00	15.00	100	1997

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	7.87	AC	

1 SINGLE FAM - 100% - 2023

Heated Area: 864

HX Base Yr 2023

550655 US HWY 1, HILLIARD											
06/16/2023 MLU											
TOTAL OB/XF 5,381											

NASSAU COUNTY PROPERTY				PAGE 1 of 2		4	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				106,999			
TOTAL MARKET OB/XF VALUE				5,381			
TOTAL LAND VALUE - MARKET				224,295			
TOTAL MARKET VALUE				336,675			
SOH/AGL Deduction				0			
ASSESSED VALUE				336,675			
TOTAL EXEMPTION VALUE				HX HB XM		50,000	
BASE TAXABLE VALUE				286,675			
TOTAL JUST VALUE				336,675			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				220,128			

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W36 UGR=[YR=2020] W15 S24 E15 N24\$ S24 E16 FOP=[YR=1993] S4E4 N4 W4\$ E20 N24\$.											

[illegible]