PT OF GOVT LOT 13 OF
SEC 30-4N-24E IN OR 1702/969
(EX PT IN OR 1104/1566,

NICHOLS VERLON C
553255 US HWY 1
HILLIARD, FL 32046

2023

30-4N-24-0000-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

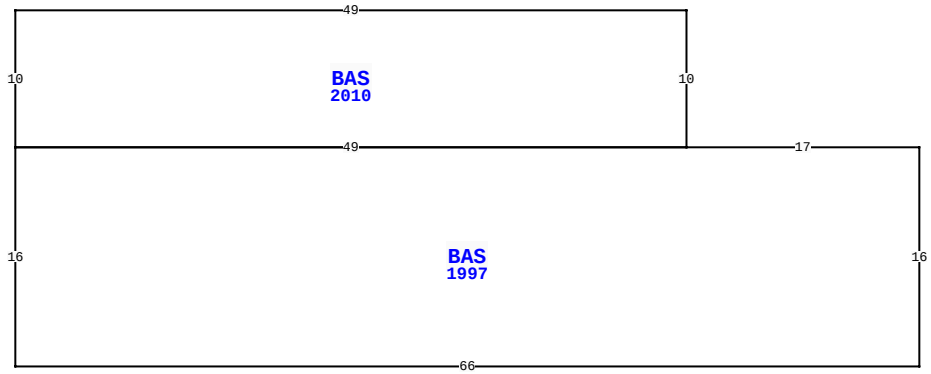
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,056	100	1,056	49,080
BAS	490	100	490	22,774
TOTALS	1,546		1,546	71,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,546	158.0800	110.66	171,080	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1546 HX Base Yr



553255 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	71,854
TOTAL MARKET OB/XF VALUE	7,078
TOTAL LAND VALUE - MARKET	52,560
TOTAL MARKET VALUE	131,492
SOH/AGL Deduction	9,577
ASSESSED VALUE	121,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,915
TOTAL JUST VALUE	131,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22833	NEW CONSTR	0	08/01/2010
M15550	H/AC	0	08/01/2010
MH5297	MH MOVE-ON	0	08/01/2010
P14402	NEW CONSTR	0	08/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1702/0969	10/01/2010	QC	U	I	11	100
GRANTOR: CALHOUN LAURA LEE						
GRANTEE: NICHOLS VERLON C						
1104/1568	1/02/2003	QC	U	I	01	100
GRANTOR: NICHOLS LAURA LEE CAL						
GRANTEE: CALHOUN LAURA LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W17 BAS=[YR=2010] N10 W49 S10 E49$ W49 S16 E66 N16 $.

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	0752	USP	0	0	52	8	416.00	SF	15.00	15.00	100	1998	1998	3	27	1,685	
2	1242	WD DECK A	0	0	34	12	408.00	SF	10.00	10.00	100	1998	1998	3	20	816	
4	0811	CONCRETE B	0	0	36	20	720.00	SF	5.20	5.20	100	2004	2004	3	86	3,220	
5	0681	POLE SHED	0	0	11	7	77.00	SF	15.00	15.00	100	2007	2007	3	52	601	
6	1242	WD DECK A	0	0	18	12	216.00	SF	10.00	10.00	100	2007	2007	3	35	756	

LAND DESCRIPTION

TOTAL OB/XF 7,078

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	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	0.60	30,000.00	18,000.00	18,000							
2	000115	C	SFR ACRES	0	0004		0.00	0.00	1.92	AC		1.00	1.00	0.60	30,000.00	18,000.00	34,560							

REVIEW DATE 01/07/2021 BY TWX Total Acres: 2.92 Total Land Value: 52,560 Market: 0 Agricultural: 0 Common: 52,560 PRINTED 08/02/2023 BY SYS