LOT 8
ST MARYS HEIGHT SUB PB 3/36

553413 US HIGHWAY 1 LAND TRUST/RESOURCE LINKS LLC
45500 JONES WAY ROAD
CALLAHAN, FL 32011

2023

30-4N-24-2740-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	08	WD ON PLY 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	02	MIN PLYWD 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

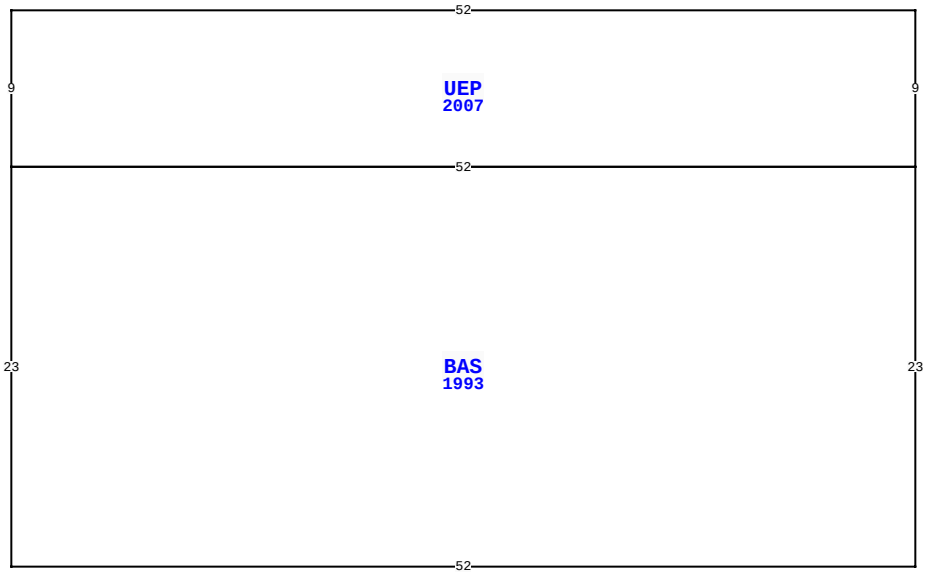
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	13,993
UEP	468	70	328	3,838
TOTALS	1,664		1,524	17,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,524	90.0000	58.50	89,154	1973	1980	0	0	25	70.00	20.00

1 M/H 93- – 0% - 2023 Heated Area: 1196 HX Base Yr



BLD DATE	09/05/2008	JH	LGL DATE
XF DATE			LAND DATE 06/13/2023 MLU
INC DATE			AG DATE

553413 US HWY 1, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17,831
TOTAL MARKET OB/XF VALUE	891
TOTAL LAND VALUE - MARKET	47,100
TOTAL MARKET VALUE	65,822
SOH/AGL Deduction	0
ASSESSED VALUE	65,822
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,822
TOTAL JUST VALUE	65,822
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2560/1049	4/25/2022	WD	U	I	11	100
GRANTOR: KOONS RICHARD L III						
GRANTEE: 553413 US HIGHTWAY						
2027/0555	2/03/2016	WD	U	I	14	100
GRANTOR: KOONS BETTY S						
GRANTEE: KOONS RICHARD L III						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2007] W52 S9 BAS=[YR=1993] S23 E52 N23 W52$ E52 N9$.

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	0681	POLE SHED	0	0	22	18	396.00	SF	11.25	11.25	100	1990	1990	3	20	891	

LAND DESCRIPTION

TOTAL OB/XF 891

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	000102	C	SFR/MH	0	0004	OR	0.00	0.00	1.57	AC		1.00	1.00	1.00	30,000.00	30,000.00	47,100							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 1.57 Total Land Value: 47,100 Market: 0 Agricultural: 0 Common: 47,100 PRINTED 08/02/2023 BY SYS