LOT 10
ST MARYS HEIGHT SUB PB 3/36

LOWDENSLAGER VERNON E JR
553377 US HWY 1
HILLIARD, FL 32046

2023

30-4N-24-2740-0010-0000

BUILDING CHARACTERISTICS

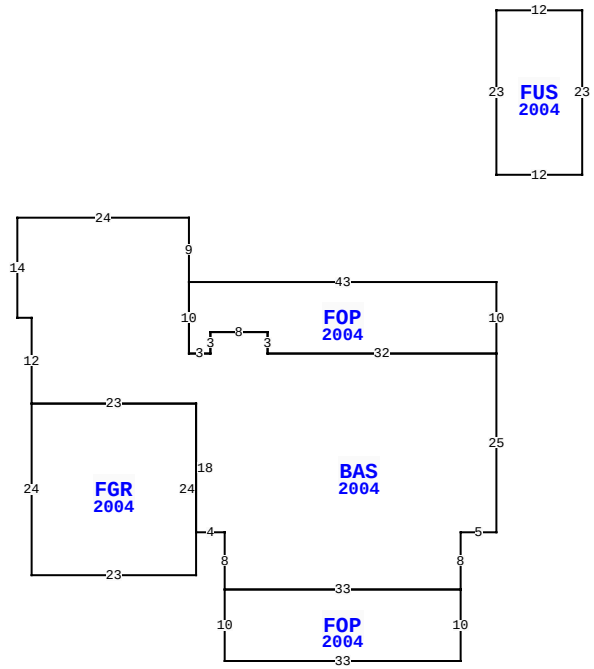
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,945	100	1,945	237,238
FGR	552	55	304	37,080
FOP	330	30	99	12,075
FOP	406	30	122	14,881
FUS	276	100	276	33,665
TOTALS	3,509		2,746	334,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,746	118.7424	141.01	387,213	2004	2004	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2022 Heated Area: 2221 HX Base Yr 2022



553377 US HWY 1, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,879
TOTAL MARKET OB/XF VALUE		9,243
TOTAL LAND VALUE - MARKET		47,100
TOTAL MARKET VALUE		408,222
SOH/AGL Deduction		49,791
ASSESSED VALUE		358,431
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		308,431
TOTAL JUST VALUE		408,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012136	24X35 FGR W/CRT	40,572	12/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2368/1329	5/26/2020	WD	Q	I	01	295,000
GRANTOR: KNOWLES WALTER E & ER						
GRANTEE: LOWDENSLAGER VERNON						
2106/0737	2/28/2017	WD	Q	I	01	265,000
GRANTOR: WEST LAWRENCE W JR &						
GRANTEE: KNOWLES WALTER E &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W43 BAS=[YR=2004] N9 W24 S14 E2 S12
FGR=[YR=2004] S24 E23 N24 W23 $ E23 S18 E4 S8 FOP=[YR=2004]
S10 E33 N10 W33$ E33 N8 E5 N25 W32 N3 W8 S3 W3 N10$ S10 E3 N3
E8 S3 E32 N10$ PTR=N15 FUS=[YR=2004] N23 E12 S23 W12$ S15$.

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	0812	CONCRETE C	0	100	0	0	2,363.00	SF	4.00	4.00	100	2004	2004	3	86	8,129	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	19.50	19.50	100	2003	2003	3	22	412	
5	0940	SHEDS/PORT	0	100	20	9	180.00	SF	19.50	19.50	100	1985	1985	3	20	702	

LAND DESCRIPTION

TOTAL OB/XF 9,243

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	000100	C	SFR	100	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 04/30/2021 BY TW Total Acres: 1.57 Total Land Value: 47,100 Market: 0 Agricultural: 0 Common: 47,100 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

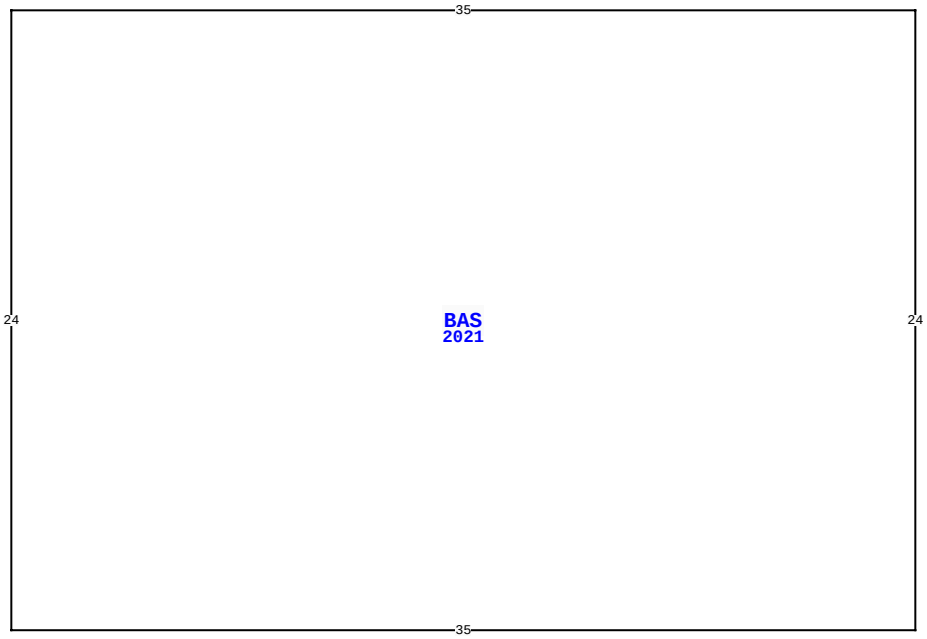
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	840	100	840	16,940
TOTALS	840		840	16,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	58.1900	20.37	17,111	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 840 HX Base Yr 2022



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2106/0737	2/28/2017	WD	Q	I	01	265,000
GRANTOR: WEST LAWRENCE W JR &						
GRANTEE: KNOWLES WALTER E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W35 S24 E35 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/30/2021 BY TW Total Acres: 1.57 Total Land Value: 47,100 Market: 0 Agricultural: 0 Common: 47,100 PRINTED 08/02/2023 BY SYS