PT NE1/4 OF NE1/4
SEC 31-4N-24E IN OR 2618/1187
PARCEL 1 ONLY

ZANDER ERIC/PYLES SAMANTHA
20801 CR 121
HILLIARD, FL 32046

2023

31-4N-24-2020-0063-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

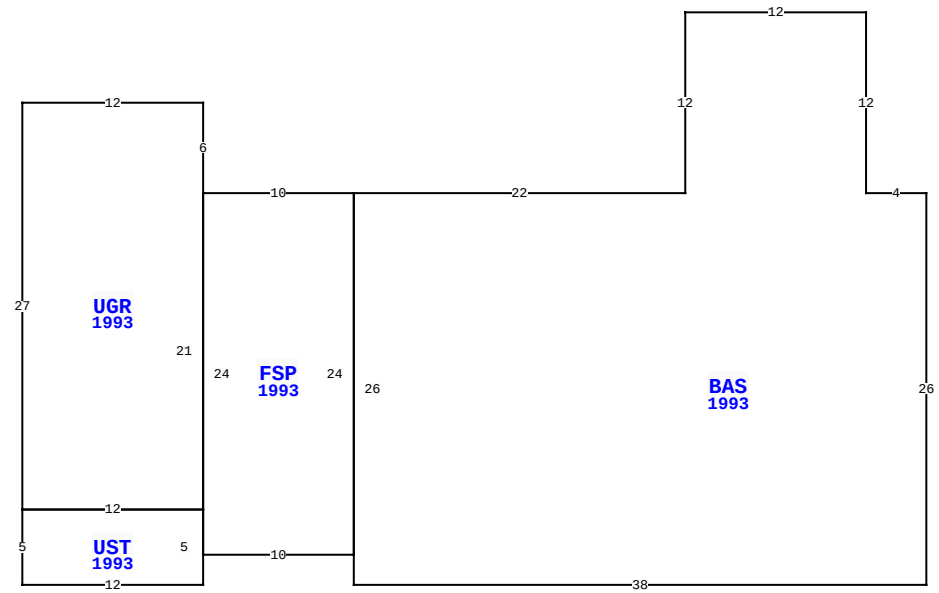
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,132	100	1,132	12,049
FSP	240	40	96	1,022
UGR	324	45	146	1,554
UST	60	45	27	287
TOTALS	1,756		1,401	14,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,401	58.9680	53.22	74,561	1951	1951	0	0	5	36.25	20.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1132 HX Base Yr



553187 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	14,912
TOTAL MARKET OB/XF VALUE	895
TOTAL LAND VALUE - MARKET	36,600
TOTAL MARKET VALUE	52,407
SOH/AGL Deduction	0
ASSESSED VALUE	52,407
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,407
TOTAL JUST VALUE	52,407
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001891	REPAIR/RRF	6,500	02/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2618/1187	2/06/2023	WD	Q	I	05	160,000
GRANTOR: DEAD ZERO PERFORMANCE						
GRANTEE: ZANDER ERIC S & SAM						
2566/0356	5/27/2022	WD	Q	I	05	150,000
GRANTOR: GEIGER RICHARD L						
GRANTEE: DEAD ZERO PERFORMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N12 W12 S12 W22 FSP=[YR=1993] W10
UGR=[YR=1993] N6 W12 S27 UST=[YR=1993] S5 E12 N5W12$ E12 N21
$ S24 E10 N24 $ S26 E38 N26$.

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	0810	CONCRETE A	0	0	0	0	168.00	SF	6.50	6.50	100	2001	2001	3	82	895	

LAND DESCRIPTION

TOTAL OB/XF 895

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	1.22	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,600							

REVIEW DATE 02/24/2023 BY WWA Total Acres: 1.22 Total Land Value: 36,600 Market: 0 Agricultural: 0 Common: 36,600 PRINTED 08/02/2023 BY SYS