

BAIN CAROLYN
554333 US HWY 1
HILLIARD, FL 32046

41-4N-23-0000-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 100

03GABLE/HIP 100

12MODULAR MT 100

05DRYWALL 100

14CARPET 80

08SHT VINYL 20

03CENTRAL 100

04AIR DUCTED 100

3 100
2 100

02WOOD FRAME 100

1. 1. 100
0 100

04DIST 01 100

00NONE 100

01Quality Level 01

5000IMPROVED AG

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,9801001,980179,275

FOP4803014413,038

FSP4804019217,384

FST5725531528,521

TOTALS3,5122,631238,218

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,63191.5840108.76286,148198419840016.7583.25

1 SNGL FAM - 100% - 2005Heated Area: 1980HX Base Yr 2005

FSP1993

FST2009

BAS1993

FOP1993

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOI/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

238,21818,460329,280367,776213,283154,49350,000104,493585,9580260,240

HX HB

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / I / V / RSN CD SALE PRICE

1307/03734/06/2005QC U I 01100

GRANTOR: BAIN LEONARD

GRANTEE: BAIN CAROLYN

1229/01095/10/2004WD Q I265,000

GRANTOR: BYRON PHYLLIS S

GRANTEE: BAIN LEONARD & CARO

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2009] W22 S6 FSP=[YR=1993] W60 S8 BAS=[YR=1993] S33 FOP=[YR=1993] S8 E60 N8 W60\$ E60 N33 W60\$ E60 N8\$ S20 E22 N26\$.

EXTRA FEATURES

554333 US HWY 1, HILLIARD

BLD DATEXF DATEINC DATE

LGL DELAND DATEAG DATE

06/16/2023MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICERIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10504FP-ELECTRI010001.00UT2,000.002,000.00100198419843581,160

20811CONCRETE B01000624.00SF5.205.20100198419843471,525

30510GARAGE WD-01003024720.00SF35.0035.001002008200835614,112

40351CARPORT MT01003518630.00SF6.606.60100200820083401,663

TOTAL OB/XF18,460

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1005000CRRURAL HOME1000004OR0.000.001.00AC1.001.001.0030,000.0030,000.0030,000

2000000CVAC RES10000040.000.003.00AC1.001.001.0025,000.0025,000.0075,000

3005600ATIMBER 3 SI00.000.005.00AC1.001.001.00410.00410.002,050

4005902AHARDWOOD SI00.000.003.02AC1.001.001.00175.00175.00528

5006005APAST/GRAZE00.000.008.00AC1.001.001.00440.00440.003,520

6009910MMKT. VAL. AG00.000.0016.02AC1.001.001.0014,000.0014,000.00224,280

REVIEW DATE06/16/2020BYTWA

Total Acres: 20.02Total Land Value: 111,098Market: 224,280Agricultural: 6,098Common: 105,000PRINTED 08/02/2023 BY SYS