PT OF NE1/4 OF NW1/4 E OF SBC
RR & W OF R/W
IN OR 2700/1266

TAYLOR LINDA P L/E/
552595 US HWY 1
HILLIARD, FL 32046

2024

05-3N-24-0000-0010-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
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	03	Quality Level 03

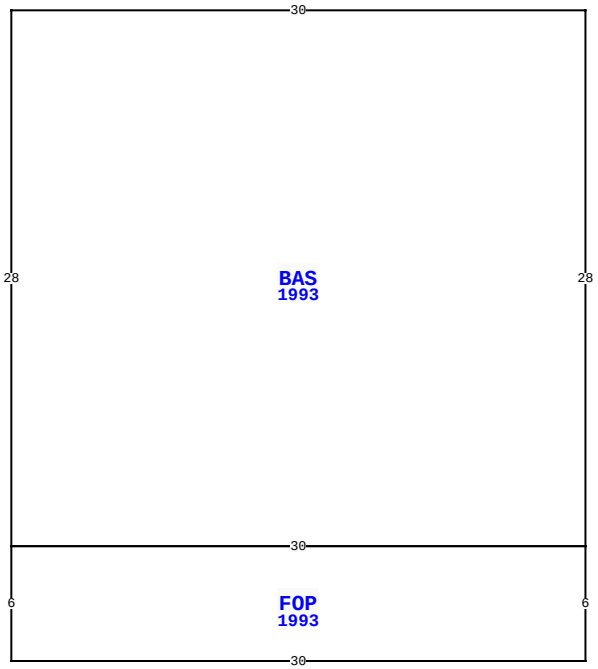
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	53,964
FOP	180	30	54	3,469
TOTALS	1,020		894	57,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	894	106.9200	101.57	90,804	1950	1950	0	0	0	36.75	63.25

1 SINGLE FAM – 100% - 2002 Heated Area: 840 HX Base Yr 2002



552595 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		57,434
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		38,100
TOTAL MARKET VALUE		95,534
SOH/AGL Deduction		42,390
ASSESSED VALUE		53,144
TOTAL EXEMPTION VALUE	HX HB WX DX SX	53,144
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		95,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
ELE	CHNGE SRVC	0	11/29/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/1266	1/20/2024	LE	U	I	11	100
GRANTOR: TAYLOR LINDA P						
GRANTEE: FINDLAY KATHERINE M						
0969/1281	2/06/2001	WD	Q	I		35,000
GRANTOR: VANZANT JOHN K & SHAR						
GRANTEE: TAYLOR LINDA P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S28 FOP=[YR=1993] S6 E30 N6 W30$ E30 N28$.

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
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.27	AC		1.00	1.00	1.00	30,000.00	30,000.00	38,100							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.27 Total Land Value: 38,100 Market: 0 Agricultural: 0 Common: 38,100 PRINTED 08/06/2024 BY SYS