LOT 6 (EX PT IN OR 2568/1724)
PLEASANT PARK PB 2/21

DAVIS JULIAS/
PO BOX 15896
FERNANDINA BEACH, FL 32035

2024

05-3N-24-2360-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

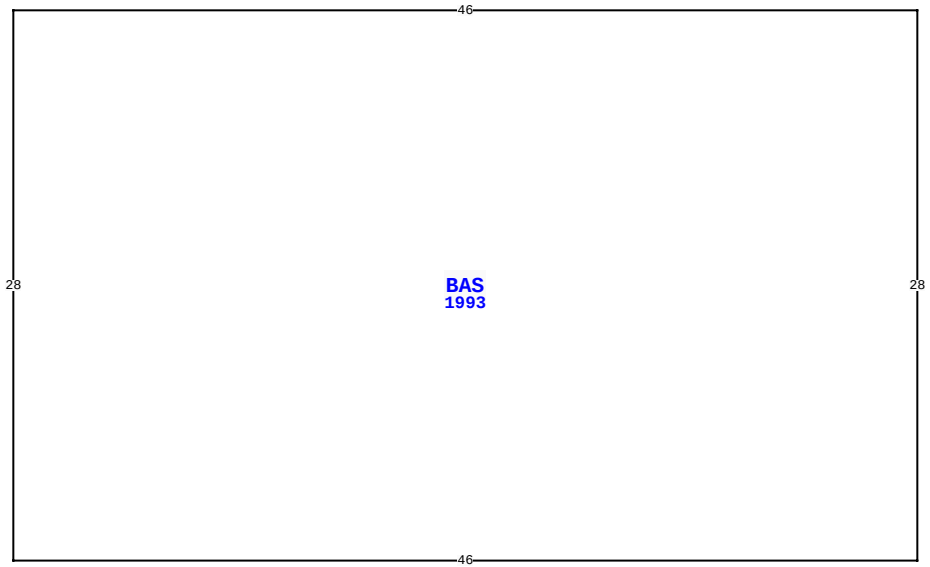
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	94,721
TOTALS	1,288		1,288	94,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,288	110.3834	156.47	201,533	1960	1985	0	0	0	53.00	47.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 1288 HX Base Yr



552382 US HWY 1, HILLIARD

BLD DATE	10/29/2020	KK	LGL DATE	
XF DATE	10/29/2020	KK	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	132,882
TOTAL MARKET OB/XF VALUE	10,255
TOTAL LAND VALUE - MARKET	86,310
TOTAL MARKET VALUE	229,447
SOH/AGL Deduction	12,859
ASSESSED VALUE	216,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,588
TOTAL JUST VALUE	229,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	5/30/2006	CN	Q	I	01	225,000

GRANTOR: STRICKLAND ALVIN J &

GRANTEE: DAVIS JULIAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S28 E46 N28 $.

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	0812	CONCRETE C	0	0	0	0	9,130.00	SF	4.00	4.00	100	1960	1960	3	20	7,304	
2	0351	CARPORT MT	0	0	24	22	528.00	SF	10.00	10.00	100	2012	2012	3	55	2,904	
3	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2010	2010	3	94	47	

LAND DESCRIPTION

TOTAL OB/XF 10,255

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	001700	C	1STORY OFF	0	0004	OR	0.00	0.00	44,740.00	SF		1.00	1.00	1.00	1.50	1.50	67,110							
2	000000	C	VAC RES	0		OR	0.00	0.00	0.64	AC		1.00	1.00	1.00	30,000.00	30,000.00	19,200							

REVIEW DATE 09/06/2022 BY TWA Total Acres: 0.64 Total Land Value: 86,310 Market: 0 Agricultural: 0 Common: 86,310 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

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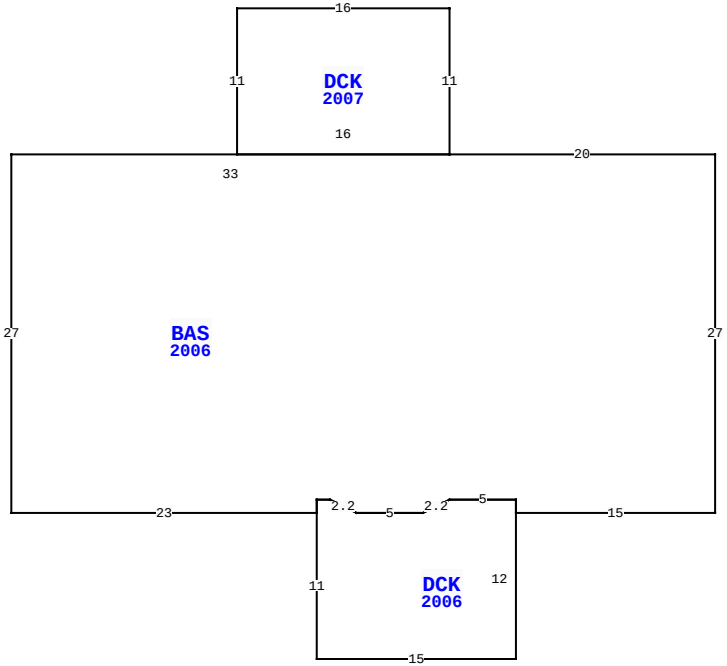
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,423	100	1,423	36,816
DCK	173	15	26	673
DCK	176	15	26	673
TOTALS	1,772		1,475	38,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,475	123.2000	86.24	127,204	1989	1989	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1423 HX Base Yr



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GRANTOR: STRICKLAND ALVIN J &

GRANTEE: DAVIS JULIAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20DCK=[YR=2007] N11W16S11 E16$W33 S27 E23
DCK=[YR=2006] S11E15 N12W5 D1 L2 W5 L2 U1 W1S1$N1 E1 D1 R2
E5 R2 U1 E5 S1 E15 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/06/2022 BY TWA Total Acres: 0.64 Total Land Value: 86,310 Market: 0 Agricultural: 0 Common: 86,310 PRINTED 08/06/2024 BY SYS