

BLOCK 2 PT OF LOTS 1 & 2
TOWN OF HILLIARD & PARCEL
30-2 IN SECTION 9-3N-24

SELDOMRIDGE JOHN M & CATHY
PO BOX 39
HILLIARD, FL 32046-0003

2024

08-3N-24-2380-0002-0012

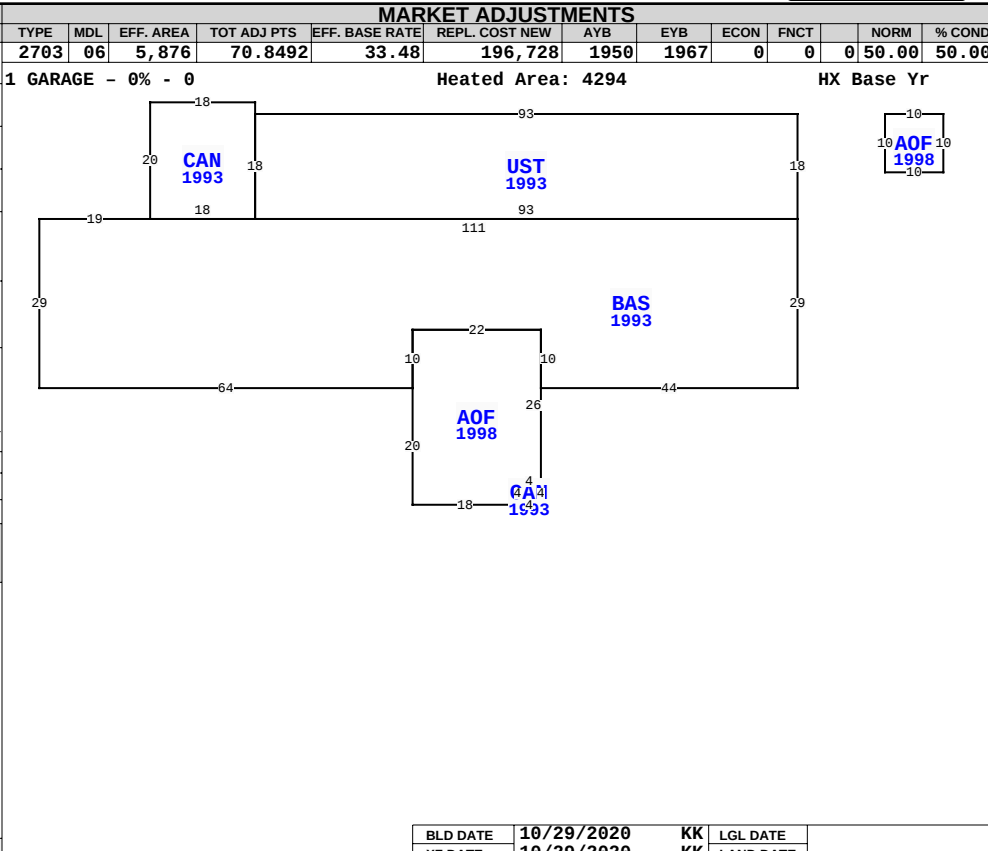


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floor	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	4	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	2	100
Stories	1.	1. 100
Class	00	. 100
Units	0	100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	Q00E1190Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA
		06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	100	185	185	3,097
AOF	644	185	1,191	19,938
BAS	3,550	100	3,550	59,427
CAN	16	30	5	84
CAN	360	30	108	1,808
UST	1,674	50	837	14,012
TOTALS	6,344		5,876	98,364

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1977
2	0511	GARAGE CB-	0	0	34	30	1,020.00	SF	40.00	40.00	100	1993
3	0505	FLAGPOLE A	0	0	0	0	40.00	LF	50.00	50.00	100	1994
4	7100	SPRAY BTH	0	0	0	0	1.00	UT	12,500.00	12,500.00	100	1993
5	0680	POLE SHED	0	0	36	20	720.00	SF	10.00	10.00	100	2000
6	0680	POLE SHED	0	0	0	0	596.00	SF	10.00	10.00	100	2000
9	0812	CONCRETE C	0	0	0	0	10,365.00	SF	4.00	4.00	100	2000

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	002500	C	SRVC SHOPS	0	0004	C-1	210.00	210.00	44,100.00	SF		1.00



BLD DATE	10/29/2020	KK	LGL DATE	
XF DATE	10/29/2020	KK	LAND DATE	
INC DATE			AG DATE	

551508 US HWY 1, HILLIARD

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
1	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1977	1977	3	20	720	
2	0511	GARAGE CB-	0	0	34	30	1,020.00	SF	40.00	40.00	100	1993	1993	3	66	26,928	
3	0505	FLAGPOLE A	0	0	0	0	40.00	LF	50.00	50.00	100	1994	1994	3	20	400	
4	7100	SPRAY BTH	0	0	0	0	1.00	UT	12,500.00	12,500.00	100	1993	1993	3	20	2,500	
5	0680	POLE SHED	0	0	36	20	720.00	SF	10.00	10.00	100	2000	2000	3	28	2,016	
6	0680	POLE SHED	0	0	0	0	596.00	SF	10.00	10.00	100	2000	2000	3	28	1,669	
9	0812	CONCRETE C	0	0	0	0	10,365.00	SF	4.00	4.00	100	2000	2000	3	79	32,753	

TOTAL OB/XF												
66,986												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		98,364	
TOTAL MARKET OB/XF VALUE		66,986	
TOTAL LAND VALUE - MARKET		88,200	
TOTAL MARKET VALUE		253,550	
SOH/AGL Deduction		77,474	
ASSESSED VALUE		176,076	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		176,076	
TOTAL JUST VALUE		253,550	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,218	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9807110	ADDITION	7,500	07/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0156/0088	1/01/1973	WD	Q	I	
GRANTOR:					SALE PRICE
GRANTEE:					10,000
GRANTOR:					
GRANTEE:					
0156/0088	1/01/1973	WD	U	V	
GRANTOR:					10,000
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=1993] W93 CAN=[YR=1993] N2 W18 S20 BAS=[YR=1993] W19 S29 E64 AOF=[YR=1998] S20 E18 CAN=[YR=1993] E4 N4 W4 S4\$ N4 E4 N26 W22 S10\$ N10 E22 S10 E44 N29 W111\$ E18 N18\$ S18 E93 N18\$ PTR= E15 AOF=[YR=1998] E10 S10 W10 N10\$ W15\$.									