

PT OF LOT 4
IN OR 1049/1833
ESMT IN OR 471/643

BACON DAVID M & PATRICIA A/
PO BOX 1758
HILLIARD, FL 32046-1758

2024

08-3N-24-2380-0015-0042



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	3	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	4	100
Stories	0	0 100
Units	0	0 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

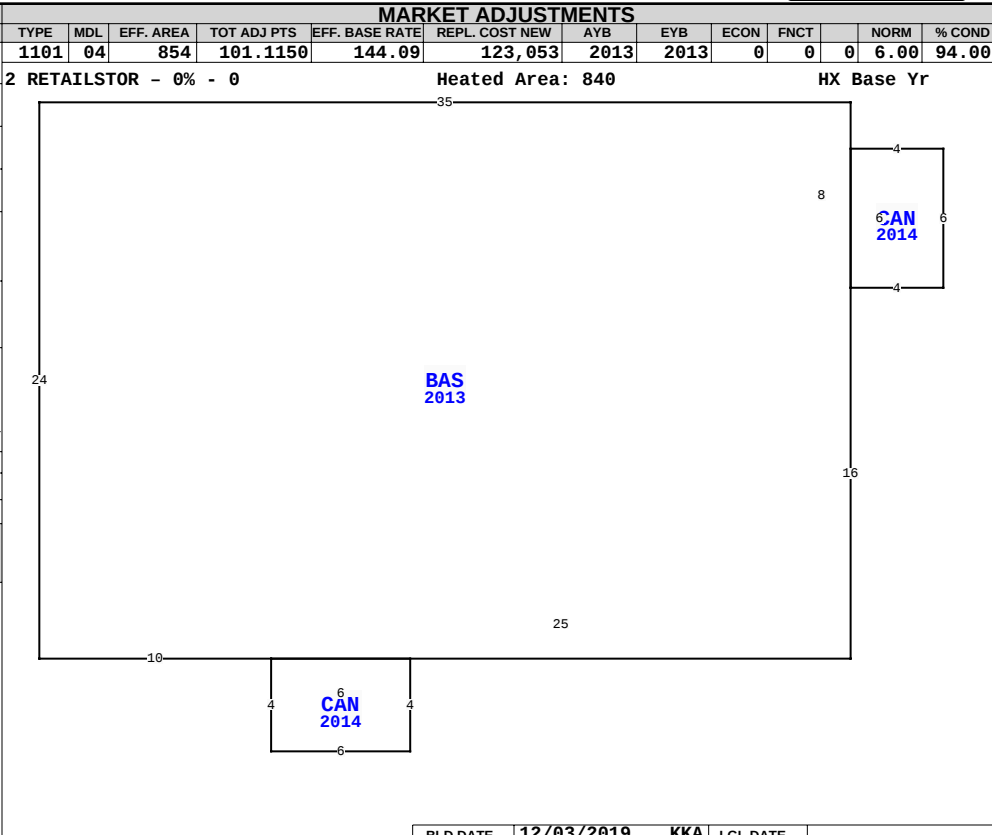
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	113,774
CAN	24	30	7	948
CAN	24	30	7	948
TOTALS	888		854	115,670

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
1	0810	CONCRETE A	0	0	34	14	476.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,006	
2	0812	CONCRETE C	0	0	0	0	1,072.00	SF	4.00	4.00	100	1965	1965	3	20	858	
3	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2005	2005	3	100	300	
4	0424	CL FNC 6'	0	0	0	0	145.00	LF	20.00	20.00	100	2008	2008	3	74	2,146	
5	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2009	2009	3	76	266	
6	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2013	2013	3	96	96	

LAND DESCRIPTION			TOTAL OB/XF 4,672														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	001100	C	STORE 1FLR	0	0004	C-1	-130.00	144.00	20,501.00	SF		1.00	1.00	1.00	3.00	3.00	61,503

REVIEW DATE 12/03/2019 BY KKA



551815 US HWY 1, HILLIARD

BLD DATE	12/03/2019	KKA	LGL DATE	
XF DATE	12/03/2019	KKA	LAND DATE	12/03/2019
INC DATE			AG DATE	

TOTAL OB/XF 4,672																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	001100	C	STORE 1FLR	0	0004	C-1	-130.00	144.00	20,501.00	SF		1.00	1.00	1.00	3.00	3.00

Total Acres: 0.00 Total Land Value: 61,503 Market: 0 Agricultural: 0 Common: 61,503

NASSAU COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				115,670	
TOTAL MARKET OB/XF VALUE				4,672	
TOTAL LAND VALUE - MARKET				61,503	
TOTAL MARKET VALUE				181,845	
SOH/AGL Deduction				27,635	
ASSESSED VALUE				154,210	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				154,210	
TOTAL JUST VALUE				181,845	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				186,495	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130025	PLUMBING COMMERC.	0	03/15/2013
20130017	ROOF	0	03/04/2013
B1326752	DEMOLITION	0	01/01/2013
20110256	XFOB	5,000	12/08/2011
20100060	SIGN	200	05/19/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1049/1833	4/16/2002	AD U	I			110,000	
GRANTOR: LAMOUNTAIN SHELDON &							
GRANTEE: BACON DAVID & PATRI							
1049/1830	4/16/2002	QC U	I	07		100	
GRANTOR: LAMOUNTAIN SHELDON &							
GRANTEE: LAMOUNTAIN SHELDON							

BUILDING NOTES

BUILDING DIMENSIONS																
BAS=[YR=2013] W35 S24 E10 CAN=[YR=2014] S4 E6 N4 W6\$ E25 N16																
CAN=[YR=2014] E4 N6 W4 S6\$ N8\$.																

PRINTED 08/06/2024 BY SYS