BLOCK 56 LOT 3 EX S-1
IN OR 805 PG 488
TOWN OF HILLIARD

HICKOX DONALD W & PATRICIA
56423 GRIFFIN ROAD
CALLAHAN, FL 32011

**2024**

**08-3N-24-2380-0056-0032**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

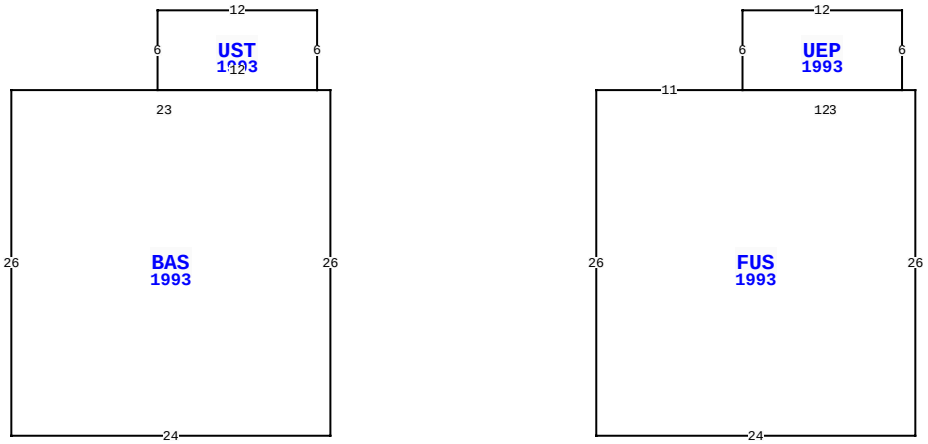
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 60 |
| Exterior Wall | 19 | COMMON BRK 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0800 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 6001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 624 | 100 | 624 | 58,370 |
| FUS | 624 | 100 | 624 | 58,370 |
| UEP | 72 | 60 | 43 | 4,022 |
| UST | 72 | 45 | 32 | 2,994 |
| TOTALS | 1,392 | | 1,323 | 123,755 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 1,323 | 110.8640 | 138.58 | 183,341 | 1952 | 1975 | 0 | 0 | 0 | 32.50 | 67.50 |

1 DUPLEX – 0% - 0 Heated Area: 1248 HX Base Yr




361539 PINE ST, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 123,755 |
| TOTAL MARKET OB/XF VALUE | 1,514 |
| TOTAL LAND VALUE - MARKET | 21,000 |
| TOTAL MARKET VALUE | 146,269 |
| SOH/AGL Deduction | 39,520 |
| ASSESSED VALUE | 106,749 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 106,749 |
| TOTAL JUST VALUE | 146,269 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 141,481 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0805/0488 | 9/03/1997 | WD | Q | I | | 49,500 |

GRANTOR: JONES URSULA

GRANTEE: HICKOX DONALD & PAT

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W1 UST=[YR=1993] N6 W12 S6 E12 $ W23 S26 E24 N26 $ PTR= E20 FUS=[YR=1993] E11 UEP=[YR=1993] N6 E12 S6 W12$ E13 S26 W24 N26 $ W20 $.

## 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 414.00 | SF | 6.50 | 6.50 | 100 | 1965 | 1965 | 3 | 20 | 538 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 195.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 77 | 976 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,514

| 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 | 000800 | C | MULTI-FAM | 0 | 0006 | R-2 | 70.00 | 210.00 | 70.00 | FF | | 1.00 | 1.00 | 1.00 | 300.00 | 300.00 | 21,000 | | | | | | | |

REVIEW DATE 02/28/2024 BY WWA Total Acres: 0.00 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 08/06/2024 BY SYS