PT OF W1/2 OF SE1/4
IN OR 458 PG 315

SELDOMRIDGE JOHN M & CATHY L
PO BOX 3
HILLIARD, FL 32046

2024

09-3N-24-0000-0030-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 1, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	87,555
TOTAL MARKET VALUE	87,555
SOH/AGL Deduction	25,100
ASSESSED VALUE	62,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,455
TOTAL JUST VALUE	87,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220213	ELEC OTHER	0	07/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0458/0315	6/01/1985	WD	U	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

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
1	001000	C	COMMERCIAL	0		C-1	- 0.00	0.00	58,370.00	SF		1.00	1.00	0.75	2.00	1.50	87,555							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 87,555 Market: 0 Agricultural: 0 Common: 87,555 PRINTED 08/06/2024 BY SYS