

SW1/4 OF SE1/4
IN OR 2127/1367
(EX OR 2123/1247 &

REED MICHAEL C & KATHERINE B
550738 US HIGHWAY 1
HILLIARD, FL 32046

2024

15-3N-24-0000-0009-0000



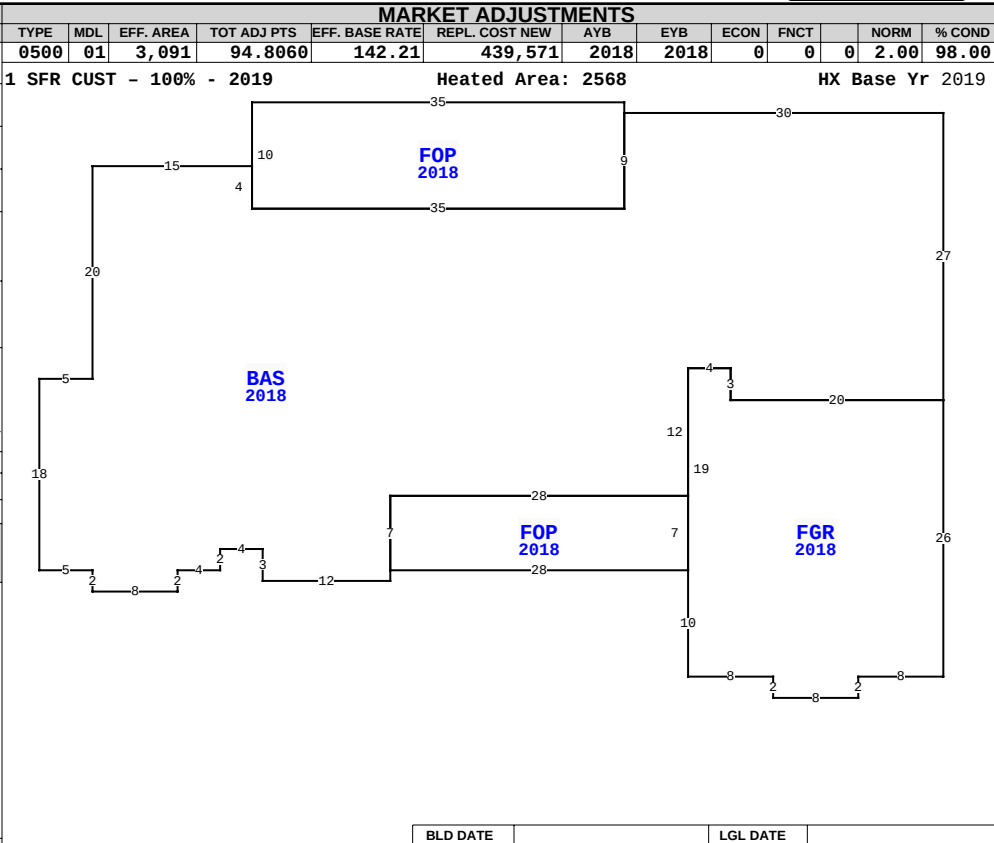
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5400	TIMBERLAND 90+
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,568	100	2,568	357,891
FGR	652	55	359	50,032
FOP	196	30	59	8,222
FOP	350	30	105	14,633
TOTALS	3,766		3,091	430,780

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2018
2	0812	CONCRETE C	0 100	0	0	2,175.00	SF	4.00	4.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC	
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	5.00	AC	
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	3.07	AC	



550738 US HWY 1, HILLIARD	BLD DATE	LGL DATE	06/15/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
10,399											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		430,780	
TOTAL MARKET OB/XF VALUE		10,399	
TOTAL LAND VALUE - MARKET		88,330	
TOTAL MARKET VALUE		474,829	
SOH/AGL Deduction		184,923	
ASSESSED VALUE		289,906	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		239,906	
TOTAL JUST VALUE		529,509	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		510,166	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003011	CO ISSUED	0	03/23/2018
17003891	NEW CONSTR	334,307	06/22/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2127/1367	6/17/2017	WD U	V	V	11
GRANTOR: JOHNSON RORY H & PATR					
GRANTEE: REED MICHAEL C & KA					
2123/1288	5/05/2017	WD Q	V	01	
GRANTOR: JOHNSON RORY H & PATR					
GRANTEE: REED MICHAEL C & KA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W30 FOP=[YR=2018] N1 W35 S10 E35 N9\$ S9 W35 N4 W15 S20 W5 S18 E5 S2 E8 N2 E4 N2 E4 S3 E12 N1 FOP=[YR=2018] E28 FGR=[YR=2018] S10 E8 S2 E8 N2 E8 N26 W20 N3 W4 S19\$ N7 W28 S7\$ N7 E28 N12 E4 S3 E20 N27\$.											