PT GOVT LOT 13
IN OR 2488/1938
PARCEL 14-2 SEC 30 &

FIGUERAS JASON/HOLMAN MEGAN
553218 US HWY 1
HILLIARD, FL 32046

2024

30-4N-24-0000-0014-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

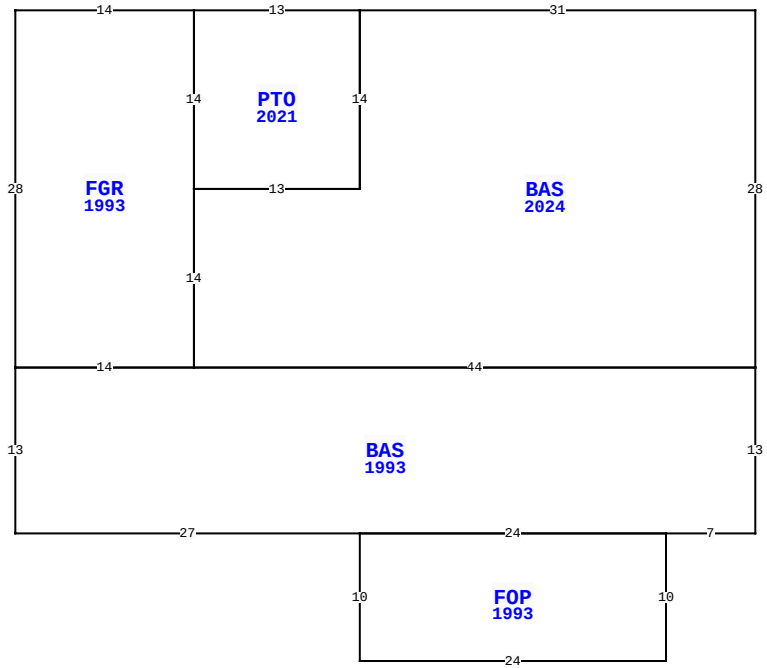
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		1 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	754	100	754	40,362
BAS	1,050	100	1,050	56,207
FGR	392	55	216	11,562
FOP	240	30	72	3,854
PTO	182	5	9	482
TOTALS	2,618		2,101	112,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0110	01	2,101	105.8400	74.09	155,663	1970	1970	0	0	0	27.75	72.25

1 MH/SFR – 100% - 2022 Heated Area: 1804 HX Base Yr 2022



553218 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		112,467
TOTAL MARKET OB/XF VALUE		26,979
TOTAL LAND VALUE - MARKET		84,500
TOTAL MARKET VALUE		223,946
SOH/AGL Deduction		69,618
ASSESSED VALUE		154,328
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,328
TOTAL JUST VALUE		223,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2488/1938	7/06/2021	WD	Q	I	01	150,000
GRANTOR: WEBB LAMONTA FRANKLIN						
GRANTEE: FIGUERAS JASON & ME						
1600/1959	1/15/2009	QC	U	I	11	100
GRANTOR: SELDOMRIDGE MONICA						
GRANTEE: WEBB LAMONTA FRANKL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-44,14] E13 N14 E31 S28 W44 N14 $
BAS=[YR=1993;ORIG=0,28] W44 W14 S13 E27 E24 E7 N13 $
FGR=[YR=1993;ORIG=-44,0] W14 S28 E14 N14 N14 $
FOP=[YR=1993;ORIG=-31,41] S10 E24 N10 W24 $
PTO=[YR=2021;ORIG=-31,0] W13 S14 E13 N14 $
.

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	0812	CONCRETE C	0	100	0	0	230.00	SF	4.00	4.00	100	1975	1975	3	26	239	
2	0812	CONCRETE C	0	100	0	0	150.00	SF	4.00	4.00	100	1986	1986	3	49.5	297	
3	0812	CONCRETE C	0	100	0	0	2,396.00	SF	4.00	4.00	100	1992	1992	3	64	6,134	
4	0803	ASPHALT C	0	100	0	0	1,995.00	SF	2.00	2.00	100	1984	1984	3	50	1,995	
5	0510	GARAGE WD-	0	100	26	36	936.00	SF	35.00	35.00	100	1986	1986	3	20	6,552	
6	0351	CARPORT MT	0	100	13	30	390.00	SF	10.00	10.00	100	1997	1997	3	20	780	
7	0462	ST/AL FNC	0	100	0	0	2,112.00	SF	10.00	10.00	100	2008	2008	3	52	10,982	

LAND DESCRIPTION

TOTAL OB/XF 26,979

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	000102	C	SFR/MH	100	0004	OR	0.00	0.00	3.38	AC		1.00	1.00	1.00	25,000.00	25,000.00	84,500							

REVIEW DATE 05/26/2021 BY TW Total Acres: 3.38 Total Land Value: 84,500 Market: 0 Agricultural: 0 Common: 84,500 PRINTED 08/06/2024 BY SYS