LOT 19 & N62.25 FT OF LOT 20
IN OR 1864/873
ST MARYS HEIGHT SUB PB 3/36

JORDAN JOHN BRANDON
553408 US HWY 1
HILLIARD, FL 32046

2024

30-4N-24-2740-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

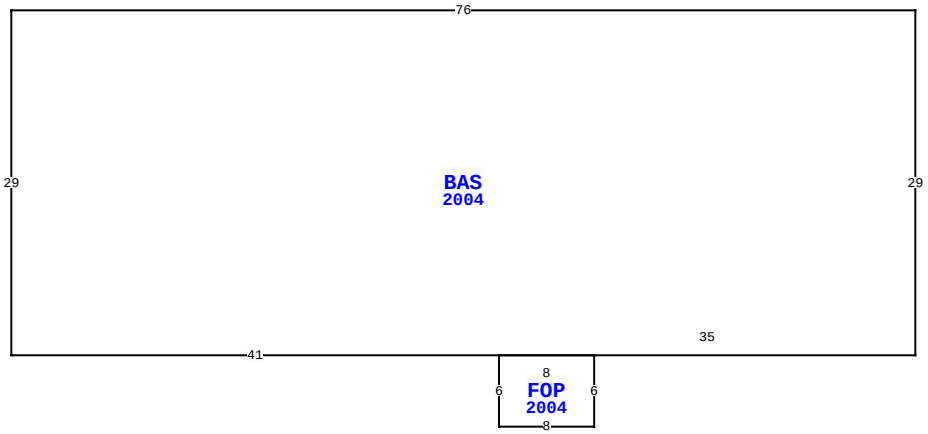
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2,204	189,353
FOP	48	30	14	1,202
TOTALS	2,252		2,218	190,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,218	118.3350	94.67	209,978	2004	2004	0	0	0	9.25	90.75

1 SFR MODULR – 100% - 2024 Heated Area: 2204 HX Base Yr 2024



553408 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,555
TOTAL MARKET OB/XF VALUE		810
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		251,365
SOH/AGL Deduction		0
ASSESSED VALUE		251,365
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,365
TOTAL JUST VALUE		251,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413149	MH MOVE-ON	2,700	01/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/0244	8/26/2014	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: JORDAN JOHN BRANDON						
1885/1332	10/21/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S29 E41 FOP=[YR=2004] S6 E8 N6 W8$ E35 N29$
.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2006	2006	3	27	810	

LAND DESCRIPTION

TOTAL OB/XF 810

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 08/20/2020 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS