PT OF NE1/4
IN OR 2484/517
EX 2-1

HADDOCK RODNEY D/
553079 US HWY 1
HILLIARD, FL 32046

**2024**

**31-4N-24-0000-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

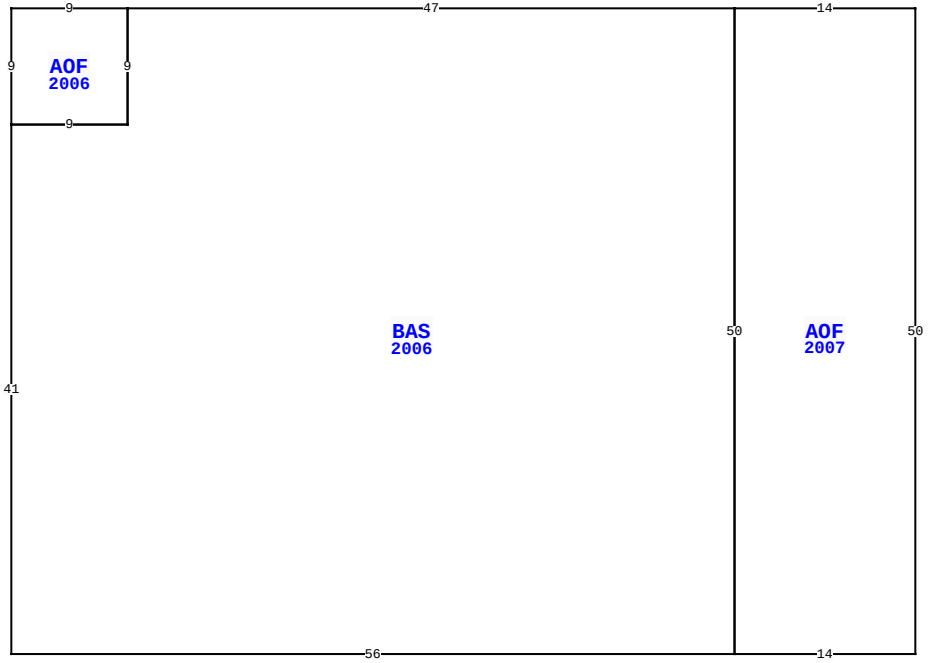
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 8 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 16 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| Occupancy | OO | OWNER OCC 100 |
| Quality | 01 | Quality Level 01 |
| DOR CODE | 2500 | REPAIR SERVICE |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| AOF | 81 | 185 | 150 | 7,911 |
| AOF | 700 | 185 | 1,295 | 68,298 |
| BAS | 2,719 | 100 | 2,719 | 143,399 |
| TOTALS | 3,500 | | 4,164 | 219,607 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2501 | 06 | 4,164 | 70.6992 | 60.62 | 252,422 | 2006 | 2006 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SERV SHOP – 0% - 0 Heated Area: 3500 HX Base Yr




553079 US HWY 1, HILLIARD

| | | | | |
|---|---|---|---|---|
| BLD DATE | 10/02/2020 | KK | LGL DATE | |
| XF DATE | 10/02/2020 | KK | LAND DATE | 10/02/2020 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 219,607 |
| TOTAL MARKET OB/XF VALUE | 35,098 |
| TOTAL LAND VALUE - MARKET | 38,800 |
| TOTAL MARKET VALUE | 293,505 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 293,505 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 293,505 |
| TOTAL JUST VALUE | 293,505 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 304,110 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B24273 | XFOB | 9,278 | 01/01/2011 |
| B23537 | XFOB | 8,993 | 04/01/2010 |
| E20337 | ELEC OTHER | 0 | 12/01/2007 |
| C17363 | ELEC OTHER | 2,000 | 05/01/2006 |
| M11254 | MECH OTHER | 0 | 03/01/2006 |
| P09691 | OTHER | 0 | 07/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2484/0517 | 7/30/2021 | QC | U | I | 11 | 100 |
| GRANTOR: NEWMAN ROBERT L | | | | | | |
| GRANTEE: HADDOCK RODNEY D | | | | | | |
| 2191/1048 | 4/12/2018 | SW | U | I | 37 | 180,000 |
| GRANTOR: HADDOCK RODNEY D | | | | | | |
| GRANTEE: NEWMAN ROBERT L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

AOF=[YR=2007] W14BAS=[YR=2006] W47AOF=[YR=2006]
W9S9E9N9$S9W9S41E56N50$S50E14 N50$.

## 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 | 6001 | ROLLUP DR | 0 | 0 | 0 | 12 | 1.00 | UT | 400.00 | 400.00 | 100 | 2006 | 2006 | 3 | 27 | 108 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,622.00 | SF | 4.00 | 4.00 | 100 | 2006 | 2006 | 3 | 87 | 9,125 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,392.00 | SF | 4.00 | 4.00 | 100 | 2008 | 2008 | 3 | 89 | 8,516 | |
| 4 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 137.00 | LF | 20.00 | 20.00 | 100 | 2010 | 2010 | 3 | 78 | 2,137 | |
| 5 | 0466 | FNC GT 20' | 0 | 0 | 0 | 0 | 1.00 | UT | 5,400.00 | 5,400.00 | 100 | 2010 | 2010 | 3 | 78 | 4,212 | |
| 6 | 0351 | CARPORT MT | 0 | 0 | 20 | 20 | 400.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 50 | 2,000 | |
| 7 | 0940 | SHEDS/PORT | 0 | 0 | 20 | 12 | 240.00 | SF | 30.00 | 30.00 | 100 | 2010 | 2010 | 3 | 45 | 3,240 | |
| 8 | 0351 | CARPORT MT | 0 | 0 | 18 | 12 | 216.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 50 | 1,080 | |
| 9 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 6 | 72.00 | SF | 30.00 | 30.00 | 100 | 2011 | 2011 | 3 | 50 | 1,080 | |
| 10 | 0940 | SHEDS/PORT | 0 | 0 | 20 | 12 | 240.00 | SF | 30.00 | 30.00 | 100 | 2011 | 2011 | 3 | 50 | 3,600 | |

TOTAL OB/XF 35,098

## LAND DESCRIPTION

| 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 | 002500 | C | SRVC SHOPS | 0 | 0004 | CI | 0.00 | 0.00 | 1.94 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 38,800 | | | | | | | |

REVIEW DATE 10/02/2020 BY KK Total Acres: 1.94 Total Land Value: 38,800 Market: 0 Agricultural: 0 Common: 38,800 PRINTED 08/06/2024 BY SYS