S1/2 OF LOT 6 (E OF HWY)
IN OR 2335/490
CORNWALL SURVEY

CALHOUN RAY LEWIS
553004 US HWY 1
HILLIARD, FL 32046

2024

32-4N-24-2020-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

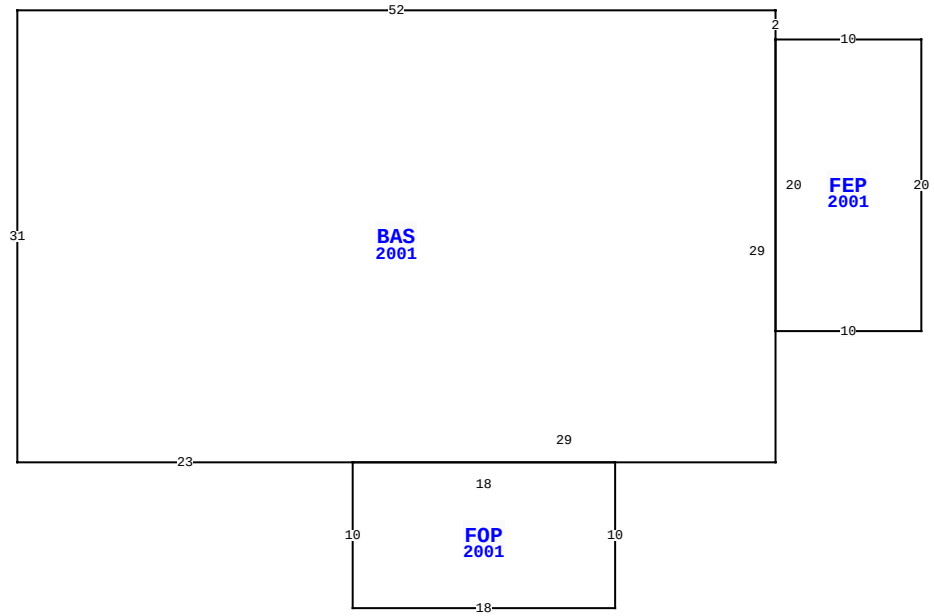
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	1,612	100	1,612	111,943
FEP	200	85	170	11,805
FOP	180	30	54	3,750
TOTALS	1,992		1,836	127,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	159.6400	119.73	219,824	2001	2006	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2023 Heated Area: 1782 HX Base Yr 2023



553004 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		127,498
TOTAL MARKET OB/XF VALUE		13,453
TOTAL LAND VALUE - MARKET		90,250
TOTAL MARKET VALUE		231,201
SOH/AGL Deduction		0
ASSESSED VALUE		231,201
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		181,201
TOTAL JUST VALUE		231,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3350	MH MOVE-ON	0	12/01/2000
B007830	FOUNDATION	2,000	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/0573	2/23/2022	QC	U	V	11	100
GRANTOR: CADLE LADONNA G FREEM						
GRANTEE: CALHOUN RAY LEWIS						
2445/0586	3/23/2021	WD	U	I	11	100
GRANTOR: FREEMAN WILLIEDA CALH						
GRANTEE: CADLE LADONNA G FRE						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2001] W10 BAS=[YR=2001] N2 W52 S31 E23
FOP=[YR=2001] S10 E18 N10 W18 $ E29 N29 $ S20 E10 N20 $.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2001	2001	3	29	4,060	
2	0812	CONCRETE C	0	100	0	0	1,204.00	SF	4.00	4.00	100	2001	2001	3	80	3,853	
3	0812	CONCRETE C	0	100	0	0	1,522.00	SF	4.00	4.00	100	2010	2010	3	91	5,540	

LAND DESCRIPTION

TOTAL OB/XF 13,453

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	3.61	AC		1.00	1.00	1.00	25,000.00	25,000.00	90,250							

REVIEW DATE 10/22/2019 BY TWA Total Acres: 3.61 Total Land Value: 90,250 Market: 0 Agricultural: 0 Common: 90,250 PRINTED 08/06/2024 BY SYS