

BAIN CAROLYN
554333 US HWY 1
HILLIARD, FL 32046

41-4N-23-0000-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03AVERAGE 100 GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame023 100 2 100 WOOD FRAME 100

Stories Units1.1. 100 0 100

BUD8 AdjustmeOccupancy04DIST 01 100 NONE 100

Quality01Quality Level 01

DOR CODE5000IMPROVED AG

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,9801001,980188,136

FOP4803014413,683

FSP4804019218,243

FST5725531529,931

TOTALS3,5122,631249,994

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,63191.5840114.48301,1971984198400017.0083.00

1 SNGL FAM - 100% - 2005Heated Area: 1980HX Base Yr 2005

FSP1993FST2009BAS1993FOP1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOIH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

249,99417,107329,280377,710219,254158,45650,000108,456596,3810585,958

PERMIT NUMDESCRIPTIONAMTISSUED

R1514412REPAIR/RRF8,25005/01/2015

B21641NEW CONSTR007/01/2008

B21642NEW CONSTR007/01/2008

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / I / V / I / RSN CD SALE PRICE

1307/03734/06/2005QC U I 01100

GRANTOR: BAIN LEONARD

GRANTEE: BAIN CAROLYN

1229/01095/10/2004WD Q I265,000

GRANTOR: BYRON PHYLLIS S

GRANTEE: BAIN LEONARD & CARO

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/16/2023MLU

EXTRA FEATURES554333 US HWY 1, HILLIARD

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.00100198419843561,120

20811CONCRETE B010000624.00SF5.205.20100198419843441,428

30510GARAGE WD-01003024720.00SF35.0035.001002008200835213,104

40351CARPORT MT01003518630.00SF6.606.60100200820083351,455

LAND DESCRIPTIONTOTAL OB/XF17,107

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTSDUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1005000CRRURAL HOME1000004OR0.000.001.00AC1.001.001.0030,000.0030,000.0030,000

2000000CVAC RES1000004OR0.000.003.00AC1.001.001.0025,000.0025,000.0075,000

3005600ATIMBER 3 SI0OR0.000.005.00AC1.001.001.00415.00415.002,075

4005902AHARDWOOD SI0OR0.000.003.02AC1.001.001.00190.00190.00574

5006005APAST/GRAZE0OR0.000.008.00AC1.001.001.00370.00370.002,960

6009910MMKT. VAL. AG0OR0.000.0016.02AC1.001.001.0014,000.0014,000.00224,280

REVIEW DATE06/16/2020BYTWA

Total Acres: 20.02Total Land Value: 110,609Market: 224,280Agricultural: 5,609Common: 105,000PRINTED 08/06/2024 BY SYS