IN OR 2595/564
UTIL ESMT IN 2409-1180

DILLINGHAM FREDERICK L/MEEKS KADIE LYNNE
554106 US HIGHWAY 1
HILLIARD, FL 32046

**2024**

**49-4N-24-0000-0002-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

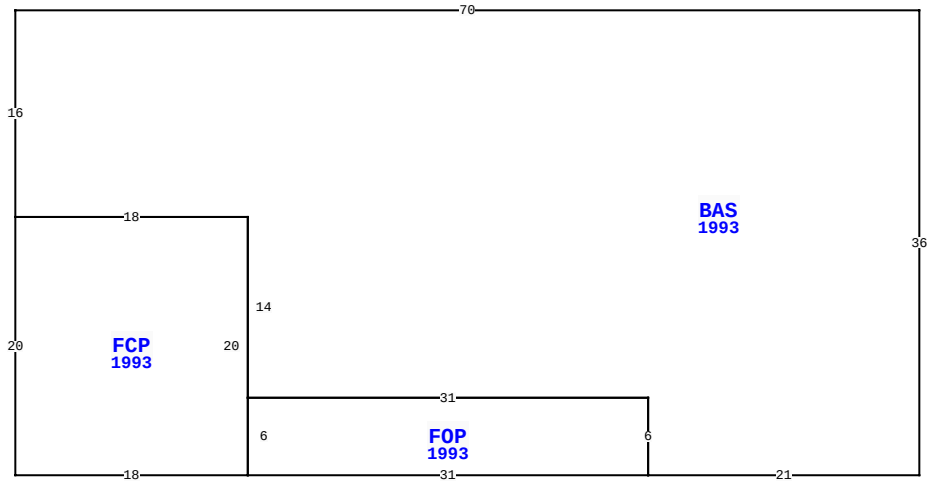
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,974 | 100 | 1,974 | 150,476 |
| FCP | 360 | 25 | 90 | 6,860 |
| FOP | 186 | 30 | 56 | 4,269 |
| TOTALS | 2,520 | | 2,120 | 161,606 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,120 | 122.5000 | 116.38 | 246,726 | 1974 | 1974 | 0 | 0 | 0 | 34.50 | 65.50 |

1 SINGLE FAM – 0% - 2023 Heated Area: 1974 HX Base Yr




554106 US HWY 1, HILLIARD

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

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1974 | 1974 | 3 | 34 | 1,190 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 422.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 32.5 | 891 | |
| 3 | 0350 | CARPORT WD | 0 | 0 | 18 | 12 | 216.00 | SF | 8.58 | 8.58 | 100 | 1975 | 1975 | 3 | 20 | 371 | |
| 5 | 0511 | GARAGE CB- | 0 | 0 | 30 | 60 | 1,800.00 | SF | 40.00 | 40.00 | 100 | 1973 | 1973 | 3 | 24 | 17,280 | |
| 6 | 0510 | GARAGE WD- | 0 | 0 | 12 | 33 | 396.00 | SF | 35.00 | 35.00 | 100 | 1984 | 1984 | 3 | 20 | 2,772 | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 161,606 |
| TOTAL MARKET OB/XF VALUE | 22,504 |
| TOTAL LAND VALUE - MARKET | 52,200 |
| TOTAL MARKET VALUE | 236,310 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 236,310 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 236,310 |
| TOTAL JUST VALUE | 236,310 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 231,446 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5772 | REPAIR/RRF | 790,000,000 | 05/30/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2595/0564 | 10/05/2022 | WD | U | I | 37 | 150,000 |
| GRANTOR: FENDER GLORIA KAY | | | | | | |
| GRANTEE: DILLINGHAM FREDERIC | | | | | | |
| 1898/1608 | 12/19/2013 | PR | U | I | 19 | 100 |
| GRANTOR: FENDER GLORIA KAY P/R | | | | | | |
| GRANTEE: FENDER GLORIA KAY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W70 S16 FCP=[YR=1993] S20 E18 FOP=[YR=1993] E31 N6 W31 S6$ N20 W18$ E18 S14 E31 S6 E21 N36$.

## LAND DESCRIPTION

TOTAL OB/XF 22,504

| 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 | 0 | 0004 | OR | 0.00 | 0.00 | 1.74 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 52,200 | | | | | | | |

REVIEW DATE 05/30/2024 BY WWA Total Acres: 1.74 Total Land Value: 52,200 Market: 0 Agricultural: 0 Common: 52,200 PRINTED 08/06/2024 BY SYS