N1/2 OF SE1/4 OF SE1/4 OF
SEC 5-3N-24E IN OR 2677/70
ESMT IN OR 770/1674

CHAMBERLAIN DAVID & VIVIAN
552179 US HWY 1
HILLIARD, FL 32046

2025

05-3N-24-0000-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
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
BUD8 Adjustme	00	. 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

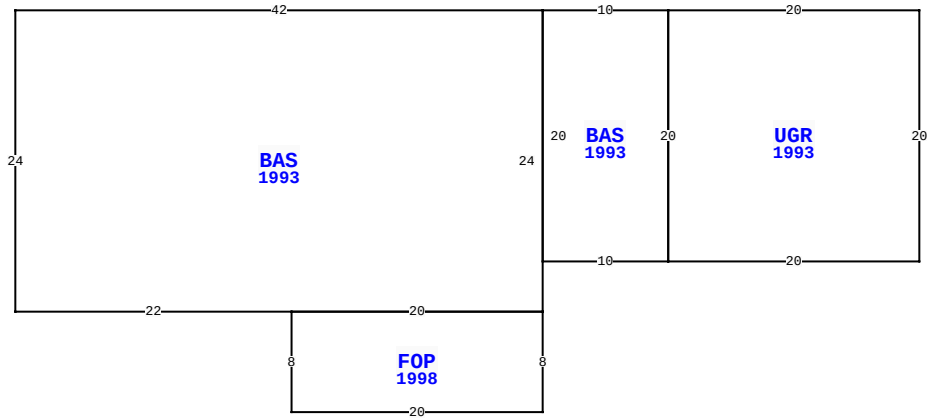
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	1993	200	21,204
BAS	1,008	100	1993	1,008	106,869
FOP	160	30	1998	48	5,089
UGR	400	45	1993	180	19,084
TOTALS	1,768			1,436	152,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,436	117.1456	117.15	168,227	1957	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1208 HX Base Yr



552179 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	152,245
TOTAL MARKET OB/XF VALUE	1,808
TOTAL LAND VALUE - MARKET	33,930
TOTAL MARKET VALUE	187,983
SOH/AGL Deduction	1,053
ASSESSED VALUE	186,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,930
TOTAL JUST VALUE	187,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9806096	ADDITION	3,683	06/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2677/70	10/27/2023	WD	Q	I	01	248,900
GRANTOR: AIKEN & ASSOCIATES LL						
GRANTEE: CHAMBERLAIN DAVID &						
2620/0960	2/14/2023	WD	Q	I	02	149,000
GRANTOR: HERRIN CHARLES & KARE						
GRANTEE: AIKEN & ASSOCIATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-30,0] W42 S24 E22 E20 N24 $
UGR=[YR=1993;ORIG=0,0] W20 S20 E20 N20 $
BAS=[YR=1993;ORIG=-20,0] W10 S20 E10 N20 $
FOP=[YR=1998;ORIG=-50,24] S8 E20 N8 W20 $
.

EXTRA FEATURES

L N	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	0811	CONCRETE B	0	0	0	0	610.00	SF	5.20	5.20	100	2024	1990		57	1,808	

LAND DESCRIPTION

TOTAL OB/XF 1,808

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0004	A-1	0.00	0.00	0.58	AC		1.00	1.00	1.30	45,000.00	58,500.00	33,930							

REVIEW DATE 03/08/2024 BY WWA Total Acres: 0.58 Total Land Value: 33,930 Market: 0 Agricultural: 0 Common: 33,930 PRINTED 07/30/2025 BY SYS