

**HERRIN JOANN L/E/
552187 US HWY 1
HILLIARD, FL 32046**

05-3N-24-0000-0030-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		30	VINYL 100		0100	01	1,190	117.6600	117.66	140,015	2004	2004		0	0	9.75	90.25	VALUATION BY		STANDARD																								
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2005										Heated Area: 804										HX Base Yr 2005																			
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										126,364																			
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										2,374																			
Interior Floo		14	CARPET 90												TOTAL LAND VALUE - MARKET										58,950																			
Interior Floo		08	SHT VINYL 10												TOTAL MARKET VALUE										187,688																			
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										97,762																			
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										89,926																			
Bedrooms			2 100												TOTAL EXEMPTION VALUE										HX HB WX SX 89,926																			
Bathrooms			2 100												BASE TAXABLE VALUE										0																			
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										187,688																			
Stories		1.	1. 100												NCON VALUE										0																			
Units		00	0 100		INCOME VALUE																																							
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										162,416																													
Quality		03	Quality Level 03																																									
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	804	100	2004	804	85,376																																							
FGR	640	55	2004	352	37,378																																							
FOP	112	30	2004	34	3,610																																							
TOTALS		1,556			1,190	126,364																																						
EXTRA FEATURES					552187 US HWY 1, HILLIARD										BLD DATE				LGL DATE		05/22/2025		MLU																					
															XF DATE				LAND DATE																									
															INC DATE				AG DATE																									
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	0810	CONCRETE A	0	100	22	20			440.00	SF	6.50			6.50	100	2004	2004	3	83	2,374																								
LAND DESCRIPTION																									TOTAL OB/XF										2,374									
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	100	0004	A-1	0.00	0.00	1.17	AC		1.00	1.00	1.00	45,000.00	45,000.00	52,650																											
2	000100	C	RES	100	0004	A-1	0.00	0.00	0.14	AC		1.00	1.00	1.00	45,000.00	45,000.00	6,300																											
REVIEW DATE 04/10/2025 BY WWA Total Acres: 1.31 Total Land Value: 58,950 Market: 0 Agricultural: 0 Common: 58,950 PRINTED 07/30/2025 BY SYS																																												