IN OR 1822/1974 (EX 35-1)
ESMT IN OR 377/465

ALLPHIN TRUDI
P O BOX 116
HILLIARD, FL 32046

2025

05-3N-24-0000-0035-0000

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	01	MINIMUM 100
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

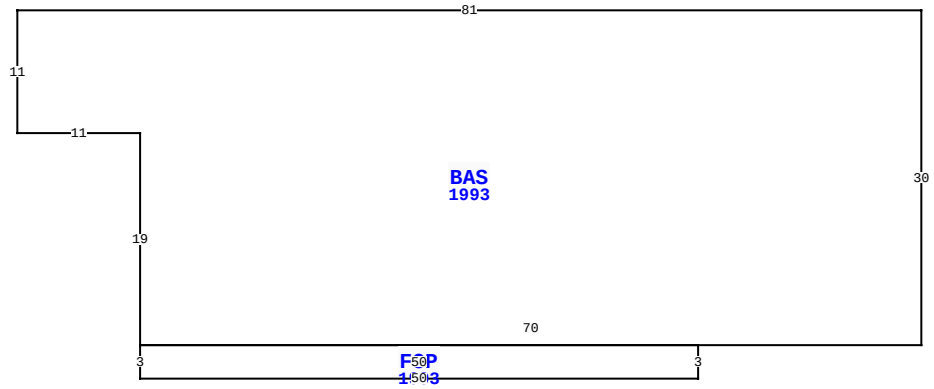
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,221	100	1993	2,221	119,053
FOP	150	30	1993	45	2,412
TOTALS	2,371			2,266	121,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,266	74.9700	74.97	169,882	1930	1970	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2221 HX Base Yr 2020



552110 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,466
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		148,649
TOTAL MARKET VALUE		270,115
SOH/AGL Deduction		125,822
ASSESSED VALUE		144,293
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,571
TOTAL JUST VALUE		270,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B180150	DEMOLITION	0	07/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1822/1974	11/05/2012	QC	U	I	11	100
GRANTOR: BURCH KATHERINE						
GRANTEE: ALLPHN TRUDI						
1780/0891	10/09/2010	QC	U	I	11	100
GRANTOR: DEWITT JOHN E & THEOD						
GRANTEE: BURCH KATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W81 S11 E11 S19 FOP=[YR=1993] S3 E50 N3 W50$
E70 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	C-1	0.00	0.00	118,919.00	SF		1.00	1.00	0.50	2.50	1.25	148,649							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 2.73 Total Land Value: 148,649 Market: 0 Agricultural: 0 Common: 148,649 PRINTED 07/30/2025 BY SYS