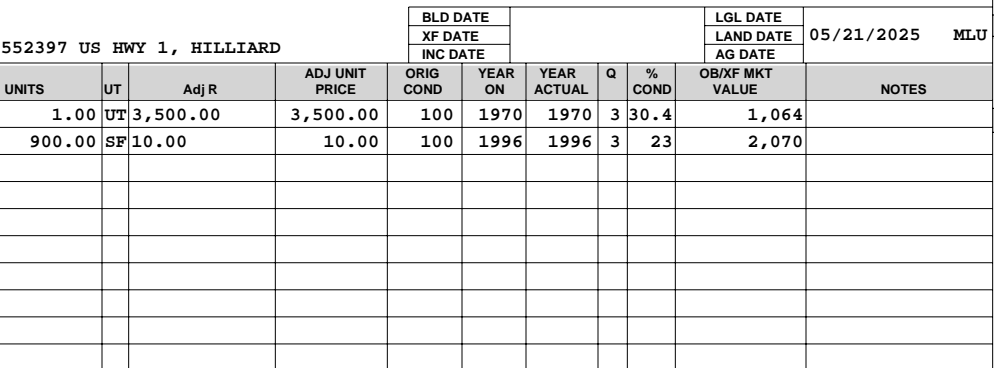


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	26 AL SIDING 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND		
0100	01	1,825	84.6000	84.60	154,395	1924	1924	0	0	40	50.00	40.00		
1 SINGLE FAM - 0% - 0 Heated Area: 1746 HX Base Yr														



Quality	01 Quality Level 01				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 09				
NEIGHBORHOOD/LOC	9001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,226	100	1993	1,226	41,488
FOP	56	30	1993	17	575
FUS	520	100	1993	520	17,597
USP	208	30	1993	62	2,098
TOTALS	2,010			1,825	61,758

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	30.4	1,064	
2	0680	POLE SHED	0	0	60	15	SF	10.00	10.00	100	1996	1996	3	23	2,070	

552397 US HWY 1, HILLIARD	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			61,758
TOTAL MARKET OB/XF VALUE			3,134
TOTAL LAND VALUE - MARKET			105,962
TOTAL MARKET VALUE			170,854
SOH/AGL Deduction			24,267
ASSESSED VALUE			146,587
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			146,587
TOTAL JUST VALUE			170,854
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			157,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
05-055	ADDITION	11,520	05/01/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1801/1821	7/09/2012	WD	U	I	37	52,800
GRANTOR: SPEAL BARBARA W						
GRANTEE: VANZANT LEO & JERI						
0538/1256	3/17/1988	WD	Q	I		65,000
GRANTOR: WALLACE STEWART						
GRANTEE: SPEAL FRANK JR						

BUILDING NOTES

BUILDING DIMENSIONS
USP=[YR=1993] W26 BAS=[YR=1993] W8 S8 W6 S42 E6 FOP=[YR=1993] S7 E8 N7 W8\$ E14 N22 E7 N6E13 N14 W26 N8\$ S8 E26 N8\$ PTR=E10 FUS=[YR=1993] E20 S26 W20 N26\$ W10\$.

LAND DESCRIPTION																								
TOTAL OB/XF 3,134																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	RM	0.00	0.00	65,775.00	SF		1.00	1.00	1.00	1.50	1.50	27,662							
2	000100	C	RES	0		RM	0.00	0.00	1.74	AC		1.00	1.00	1.00	45,000.00	45,000.00	78,300							