LOT 15 (EX S-1) & PAR 17-3
IN OR 1575/1201
PLEASANT PARK PB 2/21

PADGETT CHRISTINA FAY
552367 US HWY 1
HILLIARD, FL 32046

2025

05-3N-24-2360-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

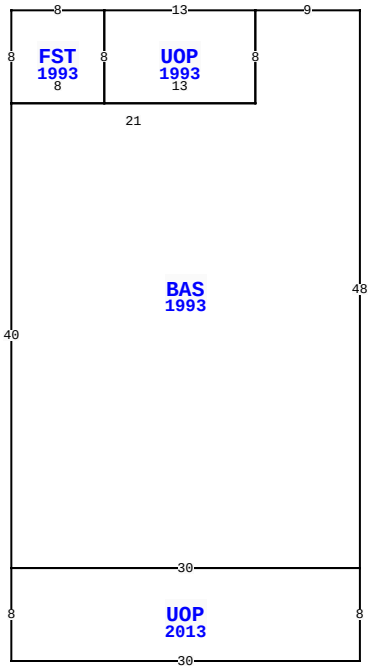
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1993	1,272	93,313
FST	64	55	1993	35	2,568
UOP	104	20	1993	21	1,541
UOP	240	20	2013	48	3,521
TOTALS	1,680			1,376	100,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,376	98.8000	98.80	135,949	1920	1950	0	0	0	25.75	74.25

1 SINGLE FAM – 100% - 2010 Heated Area: 1272 HX Base Yr 2010



552367 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		100,942
TOTAL MARKET OB/XF VALUE		1,195
TOTAL LAND VALUE - MARKET		65,250
TOTAL MARKET VALUE		167,387
SOH/AGL Deduction		90,998
ASSESSED VALUE		76,389
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,667
TOTAL JUST VALUE		167,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1575/1201	7/08/2008	WD	Q	I		77,000
GRANTOR: HENDRIX MCDONALD						
GRANTEE: PADGETT CHRISTINA F						
0994/0566	6/27/2001	QC	Q	I	01	100
GRANTOR: REED BONNIE JEAN						
GRANTEE: HENDRIX BONNIE JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UOP=[YR=1993] W13 FST=[YR=1993] W8 S8 E8 N8 $ S8 E13 N8 $ S8 W21 S40 UOP=[YR=2013] S8 E30 N8 W30 $ E30 N48 $.

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	0830	FLAGSTONE	0	100	40	3	120.00	SF	12.00	12.00	100	2004	2004	3	83	1,195	

LAND DESCRIPTION

TOTAL OB/XF 1,195

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	000100	C	RES	100	0004	A-1	0.00	0.00	1.45	AC		1.00	1.00	1.00	45,000.00	45,000.00	65,250							

REVIEW DATE 10/22/2019 BY TWA Total Acres: 1.45 Total Land Value: 65,250 Market: 0 Agricultural: 0 Common: 65,250 PRINTED 07/30/2025 BY SYS