BLOCK 20 E1/4 OF LOT 2
TOWN OF HILLIARD

SHEFFIELD JANA/SHEFFIELD RICHARD
551922 US #1
HILLIARD, FL 32046

2025

08-3N-24-2380-0020-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

FOURTH AV, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,804
TOTAL LAND VALUE - MARKET	27,300
TOTAL MARKET VALUE	34,104
SOH/AGL Deduction	13,327
ASSESSED VALUE	20,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,777
TOTAL JUST VALUE	34,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2421/0514	12/30/2020	QC	U	I	11	100
GRANTOR: ROBINSON SHIRLEY T						
GRANTEE: SHEFFIELD JANA & RI						
0766/0115	7/17/1996	PR	U	I	24	100
GRANTOR: ROBINSON SHIRLEY T P/						
GRANTEE: ROBINSON SHIRLEY T						

BUILDING NOTES

BUILDING DIMENSIONS

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	0510	GARAGE WD-	0	0	30	24	720.00	SF	35.00	35.00	100	2000	2000	3	27	6,804	

LAND DESCRIPTION

TOTAL OB/XF 6,804

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	0	0006	C-1 -	52.00	210.00	10,920.00	SF		1.00	1.00	1.00	2.50	2.50	27,300							

REVIEW DATE 03/10/2020 BY TWA Total Acres: 0.00 Total Land Value: 27,300 Market: 0 Agricultural: 0 Common: 27,300 PRINTED 07/30/2025 BY SYS