

BLOCK 23 LOTS 1 & PT OF 2
IN OR 1180/64
TOWN OF HILLIARD

SCOTT JEANNE
P O BOX 1199
HILLIARD, FL 32046

2025

08-3N-24-2380-0023-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	05	AVERAGE 20
Roof Structure	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 90
Roof Cover	03	COMP SHNGL 10
Interior Wall	07	NONE 100
Interior Floor	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Common Wall		20 100
Story Height		12 100
RMS		11 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100

QUAD	JUSTICE	03	QUAD	JUSTICE	03
DOR CODE	4800 WAREHOUSE-STORAGE				

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	100	185	2014	185	4,205
AOF	351	185	2014	649	14,752
AOF	480	185	2014	888	20,185
AOF	568	185	2014	1,051	23,890
BAS	1,732	100	1993	1,732	39,369
BAS	1,629	100	2003	1,629	37,028

TOTALS	4,860			6,134	139,430
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0430	CL FNC 6B	0	0	0	0	790.00	LF	9.70
2	0812	CONCRETE C	0	0	0	0	2,518.00	SF	4.00
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
4	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00
5	0812	CONCRETE C	0	0	0	0	1,467.00	SF	4.00
6	0803	ASPHALT C	0	0	0	0	2,734.00	SF	2.00
7	0681	POLE SHED	0	0	16	5	80.00	SF	15.00
8	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00
9	0424	CL FNC 6'	0	0	0	0	76.00	LF	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	004800	C	WAREHOUSE	0	0004	C-1	210.00	260.00	54,014.00

REVIEW DATE 02/25/2022 BY KK

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
4802	06	6,134	76.5984	40.41	247,875	1982	1989	0	0
1 DIST WAREH - 0% - 0									
Heated Area: 4860									
HX Base Yr									
BLD DATE	02/25/2022			KK	LGL DATE				
XF DATE	02/25/2022			KK	LAND DATE	02/25/2022			
INC DATE					AG DATE				

TOTAL OB/XF									
15,705									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	004800	C	WAREHOUSE	0	0004	C-1	210.00	260.00	54,014.00

TOTAL OB/XF									
15,705									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	004800	C	WAREHOUSE	0	0004	C-1	210.00	260.00	54,014.00

REVIEW DATE 02/25/2022 BY KK Total Acres: 0.00 Total Land Value: 108,028 Market: 0 Agricultural: 0 Common: 108,028

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					180,099				
TOTAL MARKET OB/XF VALUE					15,705				
TOTAL LAND VALUE - MARKET					108,028				
TOTAL MARKET VALUE					303,832				
SOH/AGL Deduction					23,886				
ASSESSED VALUE					279,946				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					279,946				
TOTAL JUST VALUE					303,832				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					311,779				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1180/0064		10/10/2003	WD	U	I		130,000		
GRANTOR: AMERICAN VALVE & PUMP									
GRANTEE: SCOTT JEANNE									
0832/0906		5/04/1998	WD	Q	I		132,000		
GRANTOR: AMJ EQUIPMENT CORP									
GRANTEE: AMERICAN VALVE & PU									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W40 BAS=[YR=2003] W33 S47 AOF=[YR=2014] S13 E27 N13 W27\$ E27 S13 E6 AOF=[YR=2014] E5 AOF=[YR=2014] S16 E30 N16 W30\$ E35 N18 W21 S8 W19 S10\$ N13 AOF=[YR=2014] E10 N10 W10 S10\$ N47\$ S37 E10 S10 W10 S3 E19 N8 E21 N42\$.									

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