BLOCK 56 LOT 3 EX S-1
IN OR 805 PG 488
TOWN OF HILLIARD

HICKOX DONALD W & PATRICIA
56423 GRIFFIN ROAD
CALLAHAN, FL 32011

2025

08-3N-24-2380-0056-0032

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

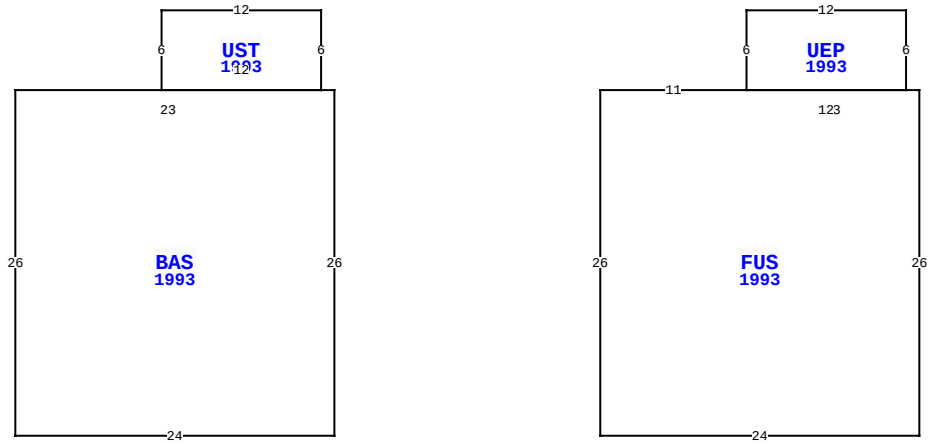
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1993	624	61,182
FUS	624	100	1993	624	61,182
UEP	72	60	1993	43	4,216
UST	72	45	1993	32	3,138
TOTALS	1,392			1,323	129,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,323	110.8640	146.34	193,608	1952	1975	0	0	0	33.00	67.00

1 DUPLEX – 0% - 0 Heated Area: 1248 HX Base Yr



361539 PINE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

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	0810	CONCRETE A	0	0	0	0	414.00	SF	6.50	6.50	100	1965	1965	3	20	538	
2	0810	CONCRETE A	0	0	0	0	195.00	SF	6.50	6.50	100	1999	1999	3	75	951	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	129,717
TOTAL MARKET OB/XF VALUE	1,489
TOTAL LAND VALUE - MARKET	24,500
TOTAL MARKET VALUE	155,706
SOH/AGL Deduction	38,282
ASSESSED VALUE	117,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,424
TOTAL JUST VALUE	155,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0805/0488	9/03/1997	WD	Q	I		49,500

GRANTOR: JONES URSULA

GRANTEE: HICKOX DONALD & PAT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UST=[YR=1993] N6 W12 S6 E12 $ W23 S26 E24 N26 $ PTR= E20 FUS=[YR=1993] E11 UEP=[YR=1993] N6 E12 S6 W12$ E13 S26 W24 N26 $ W20 $.

LAND DESCRIPTION

TOTAL OB/XF 1,489

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	000800	C	MULTI-FAMILY	0	0006	R-2	70.00	210.00	70.00	FF		1.00	1.00	1.00	350.00	350.00	24,500							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 0.00 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 07/30/2025 BY SYS