PT OF LOT 33
IN OR 2324/809
CORNWALL SURVEY S/D OF

CUBBEDGE DAVID L &/SLAYTON DEANNA
551438 US HWY 1
HILLIARD, FL 32046

2025

16-3N-24-2020-0033-0040

BUILDING CHARACTERISTICS

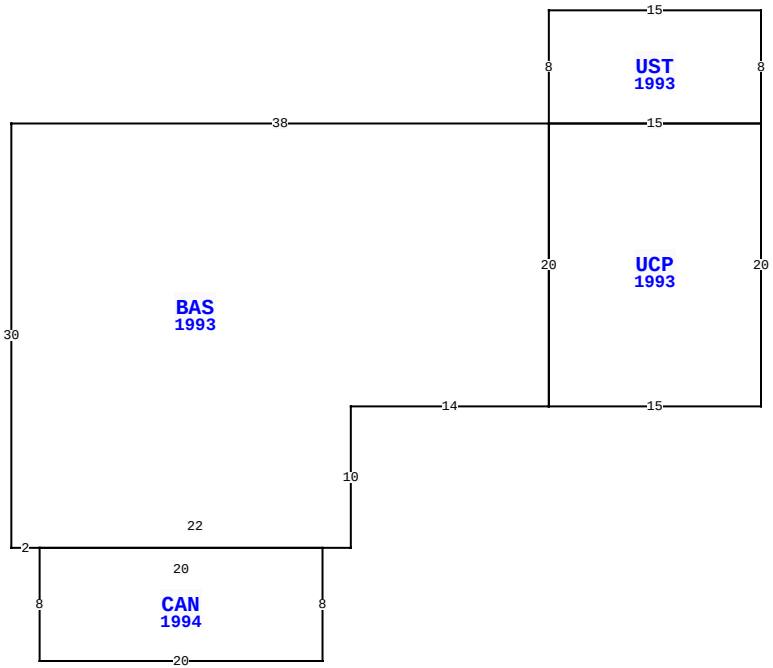
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	59,758
CAN	160	30	1994	48	2,868
UCP	300	20	1993	60	3,586
UST	120	40	1993	48	2,868
TOTALS	1,580			1,156	69,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	04	1,156	87.8850	87.88	101,589	1943	1960	0	0	0	32.00	68.00

1 SINGLE FAM – 0% - 0 Heated Area: 1000 HX Base Yr



551438 US HWY 1, HILLIARD

BLD DATE	11/04/2021	KK	LGL DATE	
XF DATE	11/04/2021	KK	LAND DATE	04/29/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	69,081
TOTAL MARKET OB/XF VALUE	2,963
TOTAL LAND VALUE - MARKET	93,000
TOTAL MARKET VALUE	165,044
SOH/AGL Deduction	18,127
ASSESSED VALUE	146,917
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,917
TOTAL JUST VALUE	165,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9608-058	REPAIR/RRF	875	08/29/1996
87-779	REPAIR/RRF	3,460	06/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2324/0809	12/04/2019	WD	Q	I	01	117,500
GRANTOR: RODENBARGER FRANCES						
GRANTEE: CUBBEDGE DAVID L &						
2202/0248	5/29/2018	WD	Q	I	01	109,000
GRANTOR: HILL JONATHAN H JR						
GRANTEE: RODENBARGER FRANCES						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W15 S8 BAS=[YR=1993] W38 S30 E2 CAN=[YR=1994] S8 E20 N8 W20 $ E22 N10 E14 UCP=[YR=1993] E15 N20 W15 S20 $ N20 $ E15 N8 $.

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	0803	ASPHALT C	0	0	0	0	1,078.00	SF	2.00	2.00	100	1970	1970	3	50	1,078	
2	0810	CONCRETE A	0	0	43	9	387.00	SF	6.50	6.50	100	1970	1970	3	20	503	
3	0810	CONCRETE A	0	0	40	2	80.00	SF	6.50	6.50	100	1980	1980	3	30	156	
4	0422	CL FNC 4'	0	0	0	0	260.00	LF	15.00	15.00	100	1980	1980	3	20	780	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1980	1980	3	20	120	
6	0825	BRICK	0	0	0	0	28.00	SF	12.50	12.50	100	2000	2000	3	93	326	

LAND DESCRIPTION

TOTAL OB/XF 2,963

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	001700	C	1STORY OFF	0	0004	C-1	-155.00	240.00	37,200.00	SF		1.00	1.00	1.00	2.50	2.50	93,000							

REVIEW DATE 11/04/2021 BY KK Total Acres: 0.00 Total Land Value: 93,000 Market: 0 Agricultural: 0 Common: 93,000 PRINTED 07/30/2025 BY SYS