PT GOVT LOTS 11 & 12 OF
SEC 19-4N-24E IN OR 1112/1681
(EX OR 2659/1730 & OR 2717/1996)

ANDREU ALAN A
554041 US HWY 1 NORTH
HILLIARD, FL 32046

2025

19-4N-24-0000-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

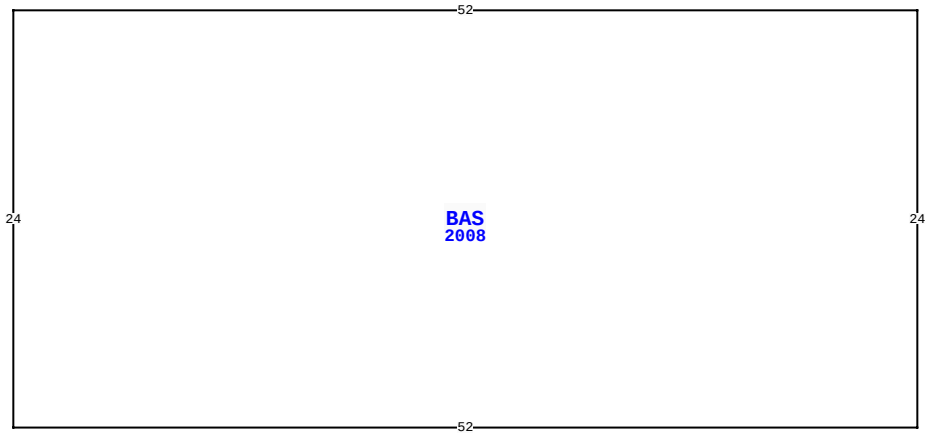
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2008	1,248	59,985
TOTALS	1,248			1,248	59,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	134.6400	114.44	142,821	1994	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2023 Heated Area: 1248 HX Base Yr 2023



554041 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		59,985
TOTAL MARKET OB/XF VALUE		25,400
TOTAL LAND VALUE - MARKET		353,930
TOTAL MARKET VALUE		439,315
SOH/AGL Deduction		36,833
ASSESSED VALUE		402,482
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		351,760
TOTAL JUST VALUE		439,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005120	CARPORT	22,189	08/14/2017
MH054609	MH MOVE-ON	0	05/01/2005
E0515016	ELEC OTHER	0	05/01/2005
P0509510	OTHER	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1112/1681	2/07/2003	WD	Q	V		48,400
GRANTOR: THE NEMOURS FOUNDATIO						
GRANTEE: ANDREU ALAN A						
0239/0100	8/01/1956	WD	Q	V		17,650
GRANTOR: DAVIS LELIA (WIDOW)						
GRANTEE: WALSH IRENE (SINGLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W52 S24 E52 N24$.

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	100	16	24	384.00	SF	35.00	35.00	100	2007	2007	3	44	5,914	
2	0350	CARPORT WD	0	100	19	24	456.00	SF	13.00	13.00	100	2008	2008	3	31	1,838	
3	0510	GARAGE WD-	0	100	24	10	240.00	SF	35.00	35.00	100	2009	2009	3	52	4,368	
4	1242	WD DECK A	0	100	0	0	288.00	SF	15.00	15.00	100	2009	2009	3	35	1,512	
5	0092	AUTO GATE	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2008	2008	3	31	2,170	
6	0971	ST LGHT OV	0	100	0	0	6.00	UT	1,555.00	1,555.00	100	2008	2008	3	72	6,718	
7	0975	ST LT/ARM	0	100	0	0	8.00	UT	500.00	500.00	100	2008	2008	3	72	2,880	

LAND DESCRIPTION

TOTAL OB/XF 25,400

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	OR	0.00	0.00	24.41	AC		1.00	1.00	1.00	14,500.00	14,500.00	353,930							

REVIEW DATE 06/21/2024 BY WWA Total Acres: 24.41 Total Land Value: 353,930 Market: 0 Agricultural: 0 Common: 353,930 PRINTED 07/30/2025 BY SYS