LOT 5
IN OR 886/1520
FLHMLCY143020284A &

COX LESTER & GLADYS
553844 U S HIGHWAY 1
HILLIARD, FL 32046

2025

19-4N-24-1212-0005-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

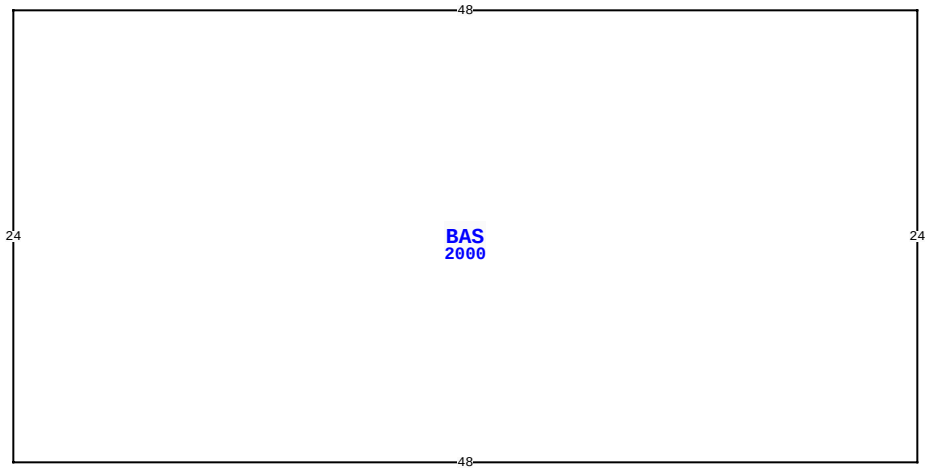
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2000	1,152	75,036
TOTALS	1,152			1,152	75,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	147.3600	125.26	144,300	1999	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2001 Heated Area: 1152 HX Base Yr 2001



553844 US HWY 1, HILLIARD

BLD DATE		LGL DATE	05/21/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		75,036
TOTAL MARKET OB/XF VALUE		1,702
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		121,738
SOH/AGL Deduction		76,492
ASSESSED VALUE		45,246
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,246
TOTAL JUST VALUE		121,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992615	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0886/1520	6/11/1999	WD	U	I	13	20,500

GRANTOR: GATOR LAND CO
GRANTEE: COX LESTER & GLADYS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 S24 E48 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	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00	30.00	100	1999	1999	3	20	780	
2	0751	UOP	0	100	24	12	288.00	SF	10.00	10.00	100	2004	2004	3	32	922	

LAND DESCRIPTION

TOTAL OB/XF 1,702

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS