LOT 11 IN OR 1967/58
LAKE HAMPTON HILLS PB 6/2
ESMT IN OR 2401-1101

HADDEN JAMES & ANNIE
553890 US HWY 1
HILLIARD, FL 32046

2025

19-4N-24-1212-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	06	Quality Level 06

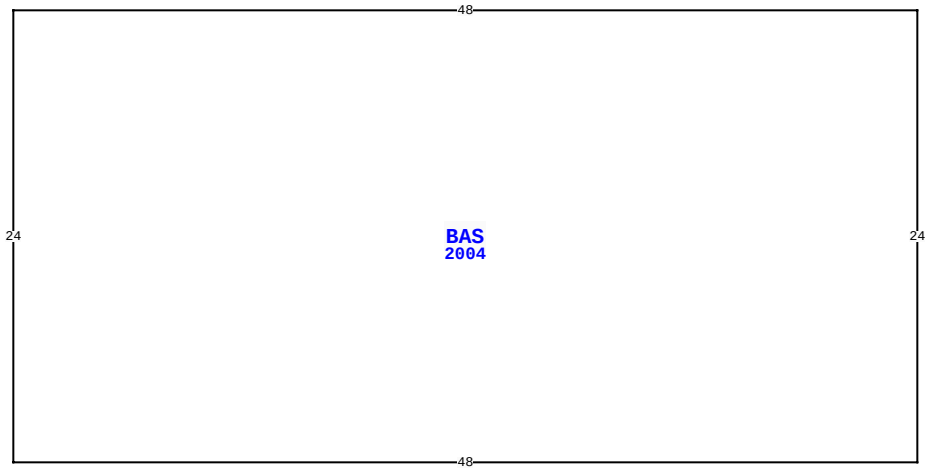
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2004	1,152	71,365
TOTALS	1,152			1,152	71,365

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	151.8400	129.06	148,677	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2016 Heated Area: 1152 HX Base Yr 2016



553890 US HWY 1, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		71,365
TOTAL MARKET OB/XF VALUE		5,794
TOTAL LAND VALUE - MARKET		46,800
TOTAL MARKET VALUE		123,959
SOH/AGL Deduction		76,921
ASSESSED VALUE		47,038
TOTAL EXEMPTION VALUE	HX HB SX	47,038
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		123,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013685	MH MOVE-ON	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1967/0058	2/23/2015	SW	U	I	18	35,700
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HADDEN JAMES & ANNI						
1913/0482	4/21/2014	CT	U	I	18	39,000
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] 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	0810	CONCRETE A	0	100	48	10	480.00	SF	6.50	6.50	100	2009	2009	3	89	2,777	
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	21.30	21.30	100	2006	2006	3	24	409	
3	0811	CONCRETE B	0	100	24	22	528.00	SF	5.20	5.20	100	2015	2015	3	95	2,608	

LAND DESCRIPTION

TOTAL OB/XF 5,794

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	1.04	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,800							

REVIEW DATE 07/29/2020 BY TWA Total Acres: 1.04 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 07/30/2025 BY SYS