LOT 15
LAKE HAMPTON HILLS PB 6/2
UTIL ESMT IN OR 2407-1702

ALFORD DEVIN BENJAMIN
34100 PEEPAWS PL
CALLAHAN, FL 32011

2025

19-4N-24-1212-0015-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

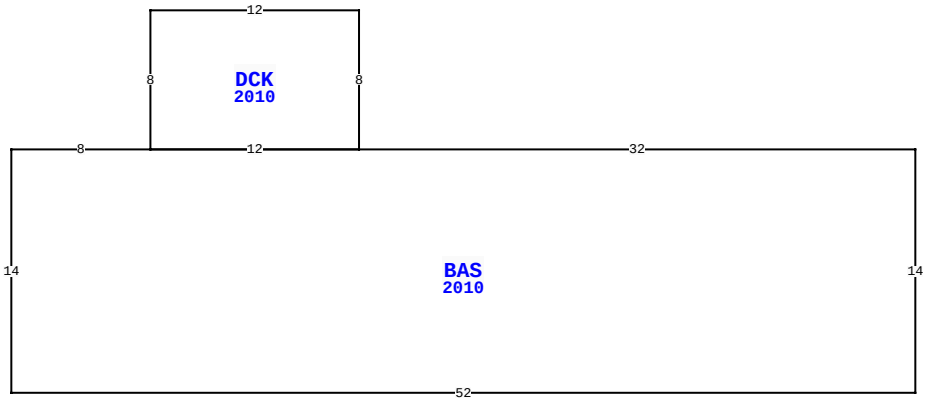
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2010	728	98,203
DCK	96	15	2010	14	1,888
TOTALS	824			742	100,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0800	02	742	138.0000	117.30	87,037	2002	2012	0	0	115	32.00	115.00

1 M/H 94+ – 0% - 2025 Heated Area: 728 HX Base Yr



553936 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	100,093
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	46,800
TOTAL MARKET VALUE	146,893
SOH/AGL Deduction	0
ASSESSED VALUE	146,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,893
TOTAL JUST VALUE	146,893
NCON VALUE	54,842
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5302	CO ISSUED	0	09/01/2010
MH5302	MH MOVE-ON	0	09/01/2010
P14435	NEW CONSTR	0	09/01/2010
E22844	NEW CONSTR	0	08/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2737/645	8/05/2024	SW	Q	I	01	149,900
GRANTOR: 553936 US HIGHWAY 1 T						
GRANTEE: ALFORD DEVIN BENJAM						
2710/497	5/01/2024	WD	U	I	37	60,000
GRANTOR: STUTSMAN KELLI ELAINE						
GRANTEE: 553936 US HIGHWAY 1						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010;ORIG=0,0] W32 W12 W8 S14 E52 N14 $
DCK=[YR=2010;ORIG=-44,-8] E12 S8 W12 N8 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	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 03/28/2025 BY WWA Total Acres: 1.04 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 07/30/2025 BY SYS