LOT 16
LAKE HAMPTON HILLS PB 6/2
ESMT IN OR 2407-1706

SMITH BRYAN ALLEN & CHRISTINE
553942 US HWY 1
HILLIARD, FL 32046

2025

19-4N-24-1212-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

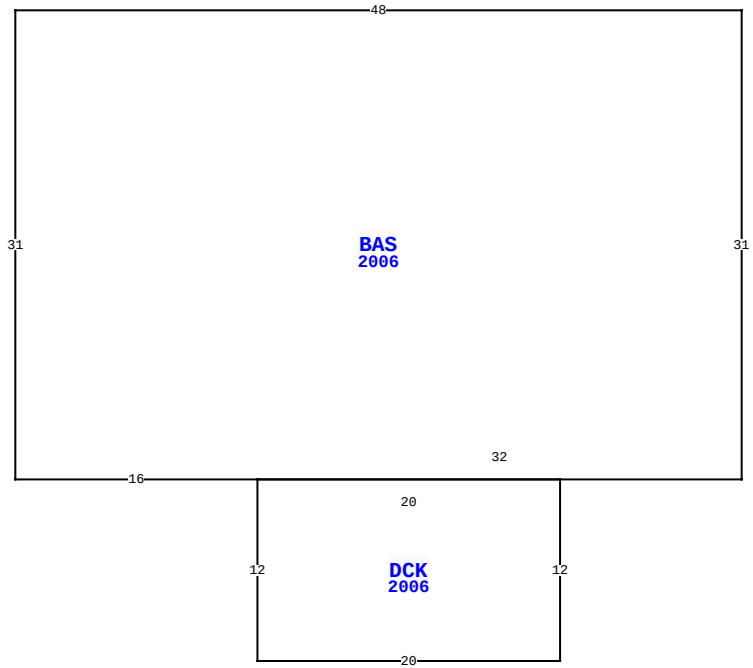
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,488	100	2006	1,488	113,443
DCK	240	15	2006	36	2,745
TOTALS	1,728			1,524	116,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,524	160.1600	136.14	207,477	2001	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2022 Heated Area: 1488 HX Base Yr 2022



553942 US HWY 1, HILLIARD

BLD DATE	05/16/2007 JH	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		116,187
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		162,537
SOH/AGL Deduction		41,317
ASSESSED VALUE		121,220
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,498
TOTAL JUST VALUE		162,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013529	MH MOVE-ON	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2429/0556	1/29/2021	WD	Q	I	01	125,000
GRANTOR: SCHMELZLE DUSTIN K &						
GRANTEE: SMITH BRYAN ALLEN &						
1668/1261	3/16/2010	WD	Q	I	01	75,000
GRANTOR: AKIN ALBERT W & MELIS						
GRANTEE: SCHMELZLE DUSTIN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W48S31E16DCK=[YR=2006] S12E20N12W20$E32N31$.

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	100	0004	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 07/30/2025 BY SYS