LOTS 17 & 18
IN OR 1880/73
ESMT PT OR 1407/91, OR 2407-1697

MATAR MARK GABRIEL/LUO MAN
553952 US HWY 1
HILLIARD, FL 32046

2025

19-4N-24-1212-0017-0000

BUILDING CHARACTERISTICS

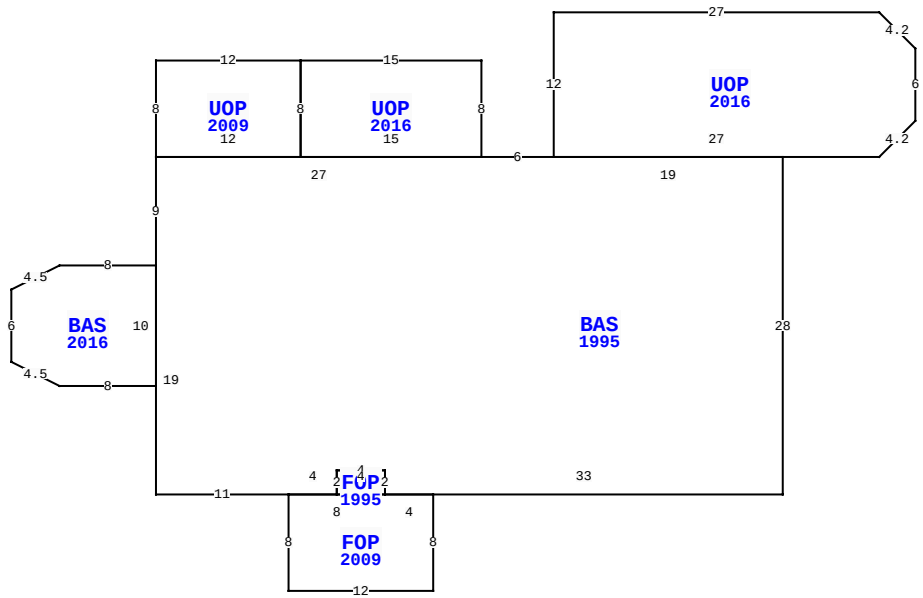
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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	1,448	100	1995	1,448	41,424
BAS	112	100	2016	112	3,204
FOP	8	30	1995	2	57
FOP	96	30	2009	29	830
UOP	96	25	2009	24	687
UOP	120	25	2016	30	858
UOP	351	25	2016	88	2,518
TOTALS	2,231			1,733	49,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,733	119.2000	95.36	165,259	1986	1996	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2015 Heated Area: 1560 HX Base Yr 2015



553952 US HWY 1, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		49,578
TOTAL MARKET OB/XF VALUE		29,867
TOTAL LAND VALUE - MARKET		122,400
TOTAL MARKET VALUE		201,845
SOH/AGL Deduction		125,961
ASSESSED VALUE		75,884
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,162
TOTAL JUST VALUE		201,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632062	ADDITION	33,926	04/29/2016
MHU95831	MH MOVE-ON	0	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1880/0073	9/18/2013	TD	Q	I	05	52,000
GRANTOR: ICO EQUITY SOLUTIONS						
GRANTEE: MATAR MARK GABRIEL						
1827/1483	11/19/2012	WD	U	I	11	100
GRANTOR: OLIVER GRAEME						
GRANTEE: ICO EQUITY SOLUTION						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2016] U3 L3 W27 S12 BAS=[YR=1995] W6 UOP=[YR=2016] N8 W15 UOP=[YR=2009] W12 S8 E12 N8$ S8 E15$ W27 S9 BAS=[YR=2016] W8 D2 L4 S6 D2 R4 E8 N10$ S19 E11 FOP=[YR=2009] S8 E12 N8 W4 FOP=[YR=1995] N2 W4 S2 E4$ W8$ E4 N2 E4 S2 E33 N28 W19$ E27 U3 R3 N6$.

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	16	40	640.00	SF	6.50	6.50	100	2000	2000	3	77	3,203	
2	0200	BARN WD 0-	0	100	40	16	640.00	SF	20.00	20.00	100	2015	2015	3	75	9,600	
3	0681	POLE SHED	0	100	40	24	960.00	SF	15.00	15.00	100	2016	2016	3	78	11,232	
4	0681	POLE SHED	0	100	24	20	480.00	SF	15.00	15.00	100	2017	2017	3	81	5,832	

LAND DESCRIPTION

TOTAL OB/XF 29,867

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	4.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	122,400							

REVIEW DATE 05/14/2020 BY TWA Total Acres: 4.08 Total Land Value: 122,400 Market: 0 Agricultural: 0 Common: 122,400 PRINTED 07/30/2025 BY SYS