

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	02	SHED 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	03	PLASTER 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		3 100	
Bathrooms		1.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC		9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	252	100	1993
BAS	824	100	1993
FEP	552	80	1993
FST	88	55	1993
UOP	64	20	1993
USP	132	30	1993
TOTALS	1,912		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,619	97.0000	97.00	157,043	1960	1970	0	0	70	20.75	70.00

1 SINGLE FAM - 0% - 0 Heated Area: 1076 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	109,930		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	54,450		
TOTAL MARKET VALUE	164,380		
SOH/AGL Deduction	9,573		
ASSESSED VALUE	154,807		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	154,807		
TOTAL JUST VALUE	164,380		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	140,734		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4708	REMODEL	400	04/22/1992
7649	REPAIR/RRF	3,000	10/30/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/0001	12/13/2021	WD	Q	I	01	137,500
GRANTOR: BROCK CHADWICK						
GRANTEE: KELA RICHARD ABDUL-						
2293/0324	7/25/2019	WD	U	I	37	50,000
GRANTOR: SOUTHEAST PROPERTY AC						
GRANTEE: BROCK CHADWICK						

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND

BUILDING NOTES	
550444 US HWY 1, HILLIARD	

BUILDING DIMENSIONS	
UOP=[YR=1993] W8 FST=[YR=1993] W11 S8 BAS=[YR=1993] W27 S14 BAS=[YR=1993] W21 S12 USP=[YR=1993] S6 E22 FEP=[YR=1993] E30 N18 W31 S12 E1 S6 \$ N6 W22 \$ E21 N12 \$ E31 S12 E15 N26 W19 \$ E11 N8 \$ S8 E8 N8 \$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	CG	0.00	0.00	1.21	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,450							