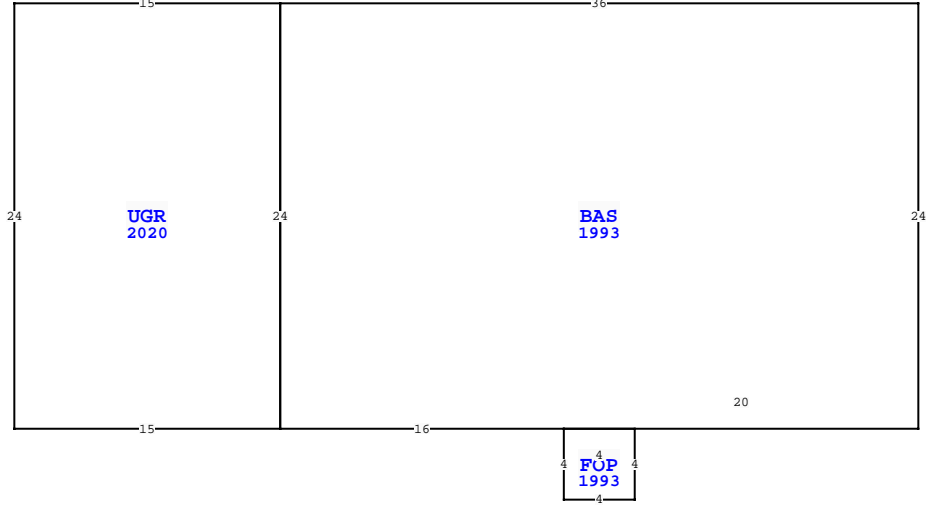


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	AL SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	12	HARDWOOD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
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	864	100	1993
FOP	16	30	1993
UGR	360	45	2020
TOTALS	1,240		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2023 Heated Area: 864 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		116,591	
TOTAL MARKET OB/XF VALUE		5,117	
TOTAL LAND VALUE - MARKET		230,198	
TOTAL MARKET VALUE		351,906	
SOH/AGL Deduction		1,109	
ASSESSED VALUE		350,797	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		300,075	
TOTAL JUST VALUE		351,906	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,132	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952216	REMODEL	9,000	09/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0557	12/22/2020	WD	Q	I	01	235,000
GRANTOR: BROCK CHADWICK						
GRANTEE: WHALEN PATRICK C &						
1971/0025	3/27/2015	WD	U	I	37	46,300
GRANTOR: WILLIAMS MARY LOU						
GRANTEE: BROCK CHADWICK						

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	OB/XF MKT VALUE	NOTES
1	0350	CARPOR WD	0	100	31	24	744.00	SF	13.00	13.00	100	1997	1997	3	20	1,934	
2	0681	POLE SHED	0	0	34	14	476.00	SF	15.00	15.00	100	1997	1997	3	24	1,714	
3	0681	POLE SHED	0	0	34	12	408.00	SF	15.00	15.00	100	1997	1997	3	24	1,469	

EXTRA FEATURES											
550655 US HWY 1, HILLIARD											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
				05/09/2025	MLU						

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W36 UGR=[YR=2020] W15 S24 E15 N24\$ S24 E16 FOP=[YR=1993] S4E4 N4 W4\$ E20 N24\$.			

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	DPH 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	7.87	AC		1.00	1.00	1.50	19,500.00	29,250.00	230,198							

