PT OF GOVT LOT 13 OF
SEC 30-4N-24E IN OR 1967/393
(EX UTIL ESMT IN OR 1861/825)

NICHOLS VERLON C
553255 US HIGHWAY 1
HILLIARD, FL 32046

2025

30-4N-24-0000-0014-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

553255 US HWY 1, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	114,960
TOTAL MARKET VALUE	114,960
SOH/AGL Deduction	49,247
ASSESSED VALUE	65,713
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,713
TOTAL JUST VALUE	114,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1967/0393	1/15/2015	QC	U	V	11	100
GRANTOR: CALHOUN RAY LEWIS						
GRANTEE: NICHOLS VERLON C						
1950/1494	12/04/2014	FJ	U	I	30	100
GRANTOR: CALHOUN DANIEL VAN ES						
GRANTEE: CALHOUN RAY L						

BUILDING NOTES

BUILDING DIMENSIONS

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	4.79	AC		1.00	1.00	0.80	30,000.00	24,000.00	114,960							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 4.79 Total Land Value: 114,960 Market: 0 Agricultural: 0 Common: 114,960 PRINTED 07/30/2025 BY SYS