PT OF GOVT LOT 13 OF
SEC 30-4N-24E IN OR 2039/1720
(EX UTIL ESMT IN OR 1861/825)

NICHOLS VERLON C
553239 US HWY 1
HILLIARD, FL 32046

2025

30-4N-24-0000-0014-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

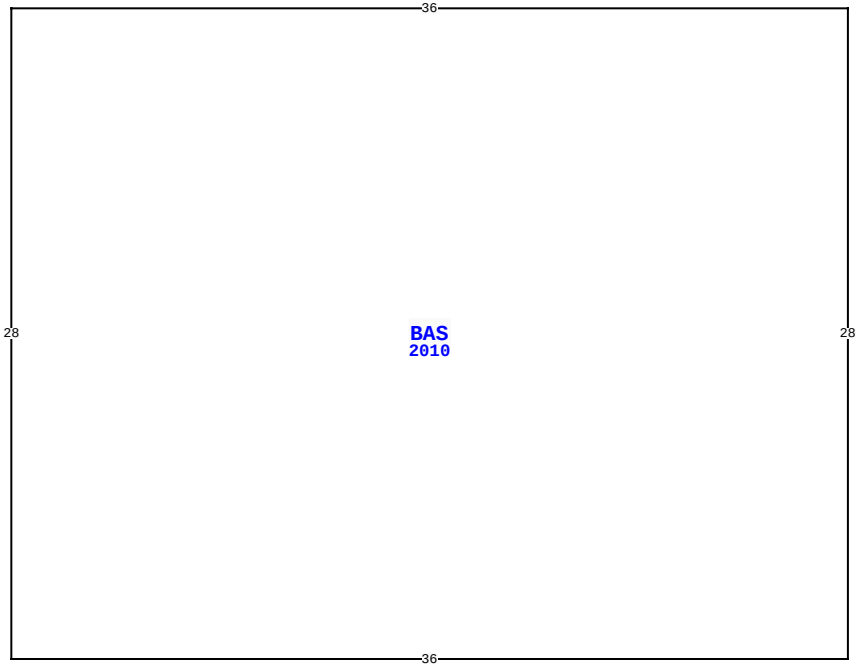
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	2010	1,008	64,047
TOTALS	1,008			1,008	64,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,008	116.8000	99.28	100,074	2010	2010	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2017 Heated Area: 1008 HX Base Yr 2017



553239 US HWY 1, HILLIARD

BLD DATE		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		64,047
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,990
TOTAL MARKET VALUE		119,037
SOH/AGL Deduction		54,154
ASSESSED VALUE		64,883
TOTAL EXEMPTION VALUE	HX HB	39,883
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		119,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2039/1720	4/08/2016	QC	U	I	11	100
GRANTOR: NICHOLS RANDALL P						
GRANTEE: NICHOLS VERLON C						
1698/0364	8/30/2010	WD	U	V	30	100
GRANTOR: CALHOUN LAURA LEE						
GRANTEE: NICHOLS RANDALL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W36 S28 E36 N28$.

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	1.88	AC		1.00	1.00	0.65	45,000.00	29,250.00	54,990							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.88 Total Land Value: 54,990 Market: 0 Agricultural: 0 Common: 54,990 PRINTED 07/30/2025 BY SYS