LOTS 3 & 4
ST MARYS HEIGHT SUB PB 3/36

553519 US 1 TRUST/NARDONE TOM TRUSTEE
447795 US 301
CALLAHAN, FL 32011

2025

30-4N-24-2740-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

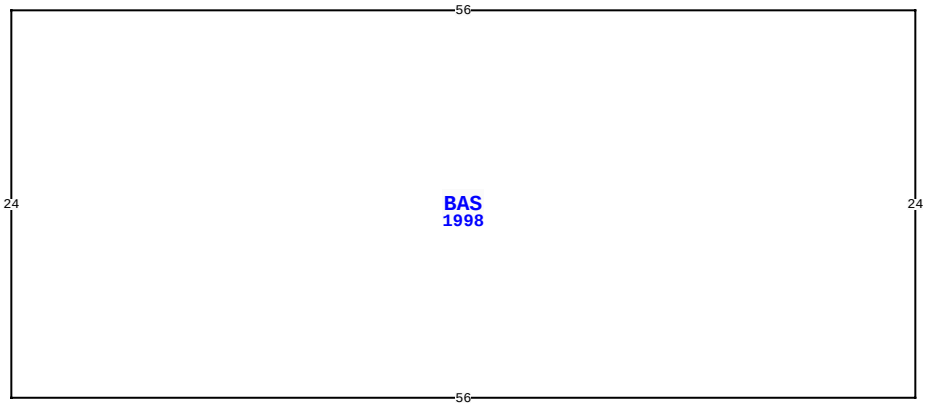
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1998	1,344	21,857
TOTALS	1,344			1,344	21,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	67.7600	54.21	72,858	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1344 HX Base Yr



553519 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/12/2024 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	21,857
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,082
TOTAL MARKET VALUE	88,939
SOH/AGL Deduction	0
ASSESSED VALUE	88,939
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,939
TOTAL JUST VALUE	88,939
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982374	MH MOVE-ON	0	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/1833	12/09/2022	WD	U	I	37	48,500
GRANTOR: BAUGH BARBARA A & ELI						
GRANTEE: 553519 US 1 TRUST						
2610/1831	8/31/2022	FJ	U	I	11	0
GRANTOR: SNIPES VELAR O EST						
GRANTEE: BAUGH BARBARA A & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W56 S24 E56 N24$.

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	001000	C	COMMERCIAL	0		CG	420.00	320.00	134,165.00	SF		1.00	1.00	1.00	0.50	0.50	67,082							

REVIEW DATE 05/16/2024 BY WWA Total Acres: 3.08 Total Land Value: 67,082 Market: 0 Agricultural: 0 Common: 67,082 PRINTED 07/30/2025 BY SYS