LOT 8
ST MARYS HEIGHT SUB PB 3/36

553413 US HIGHWAY 1 LAND TRUST/RESOURCE LINKS LLC
45500 JONES WAY ROAD
CALLAHAN, FL 32011

2025

30-4N-24-2740-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	08	WD ON PLY 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	01	Quality Level 01

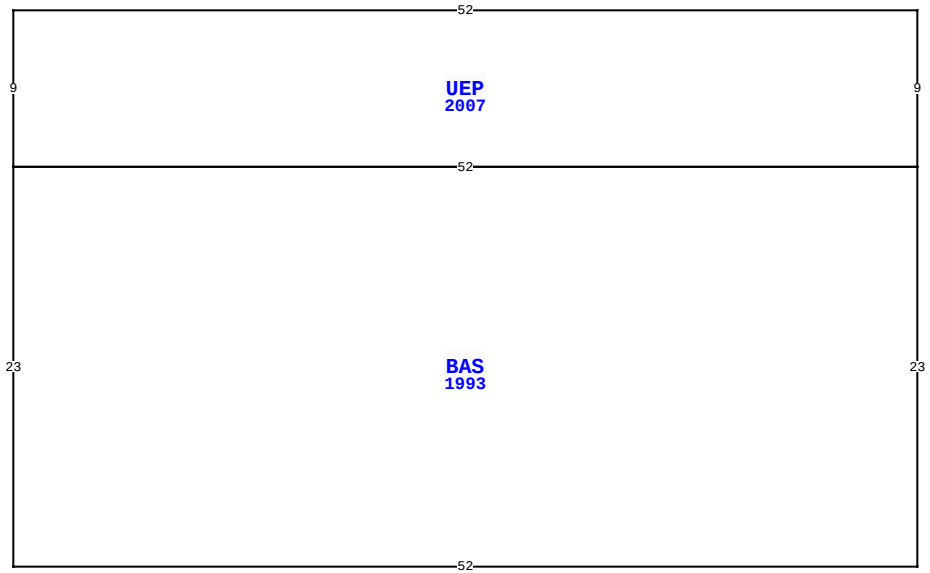
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1993	1,196	11,019
UEP	468	70	2007	328	3,022
TOTALS	1,664			1,524	14,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,524	38.3900	30.71	46,802	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1196 HX Base Yr



BLD DATE	09/05/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

553413 US HWY 1, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	14,041
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,650
TOTAL MARKET VALUE	84,691
SOH/AGL Deduction	19,368
ASSESSED VALUE	65,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,323
TOTAL JUST VALUE	84,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/1049	4/25/2022	WD	U	I	11	100
GRANTOR: KOONS RICHARD L III						
GRANTEE: 553413 US HIGHTWAY						
2027/0555	2/03/2016	WD	U	I	14	100
GRANTOR: KOONS BETTY S						
GRANTEE: KOONS RICHARD L III						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2007] W52 S9 BAS=[YR=1993] S23 E52 N23 W52$ E52 N9$.

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	1.57	AC		1.00	1.00	1.00	45,000.00	45,000.00	70,650							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 1.57 Total Land Value: 70,650 Market: 0 Agricultural: 0 Common: 70,650 PRINTED 07/30/2025 BY SYS