LOT 9
ESMT OR 1655/194
ST MARYS HEIGHT SUB PB 3/36

ANDERSON RICHARD & SANDY
553395 US HWY 1
HILLIARD, FL 32046

2025

30-4N-24-2740-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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

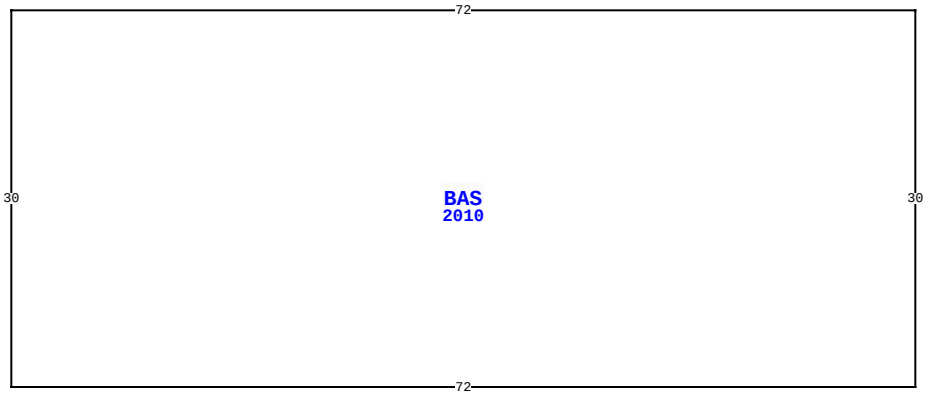
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2010	2,160	132,956
TOTALS	2,160			2,160	132,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	116.8000	99.28	214,445	2009	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2023 Heated Area: 2160 HX Base Yr 2023



553395 US HWY 1, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		132,956
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		70,650
TOTAL MARKET VALUE		205,046
SOH/AGL Deduction		30,303
ASSESSED VALUE		174,743
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,021
TOTAL JUST VALUE		205,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5258	CO ISSUED	0	04/21/2010
MH5258	MH MOVE-ON	0	03/01/2010
E22507	ELEC OTHER	0	03/01/2010
P14204	OTHER	0	03/01/2010
M15018	MECH OTHER	0	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2550/1986	3/25/2022	WD	Q	I	01	191,500
GRANTOR: STEWART GARY W						
GRANTEE: ANDERSON RICHARD &						
2138/0823	8/03/2017	WD	Q	I	01	141,300
GRANTOR: JOHNSON SANDRA R						
GRANTEE: SREWART GARY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W72 S30 E72 N30$.

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
1	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2024	2010		40	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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

REVIEW DATE 02/28/2024 BY WWA Total Acres: 1.57 Total Land Value: 70,650 Market: 0 Agricultural: 0 Common: 70,650 PRINTED 07/30/2025 BY SYS