LOT 16
IN OR 1253/1098
ST MARYS HEIGHTS SUB PB 3/36

GARLAND ANTHONY W
553474 US HWY 1 NORTH
HILLIARD, FL 32046

2025

30-4N-24-2740-0016-0000

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 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

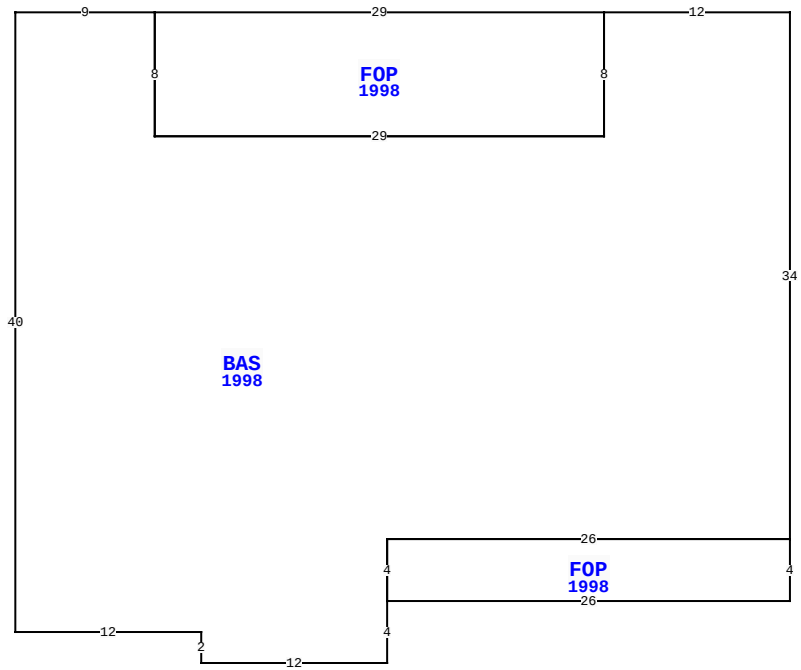
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,636	100	1998	1,636	151,305
FOP	104	30	1998	31	2,867
FOP	232	30	1998	70	6,474
TOTALS	1,972			1,737	160,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,737	106.0000	106.00	184,122	1998	1998	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2005 Heated Area: 1636 HX Base Yr 2005



553474 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		160,646
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		69,750
TOTAL MARKET VALUE		230,396
SOH/AGL Deduction		121,279
ASSESSED VALUE		109,117
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,395
TOTAL JUST VALUE		230,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985004	NEW CONSTR	71,904	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1253/1098	8/18/2004	WD	Q	I		123,000
GRANTOR: WEST RICHARD A JR & S						
GRANTEE: GARLAND ANTHONY W						
0768/1714	8/20/1996	WD	Q	V		9,500
GRANTOR: ROGERS JOHN R & MELAN						
GRANTEE: WEST RICHARD JR & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 FOP=[YR=1998] W29 S8 E29 N8 $ S8 W29 N8 W9 S40 E12 S2 E12 N4 FOP=[YR=1998] E26 N4 W26 S4 $ N4 E26 N34 $
.

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	1.55	AC		1.00	1.00	1.00	45,000.00	45,000.00	69,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.55 Total Land Value: 69,750 Market: 0 Agricultural: 0 Common: 69,750 PRINTED 07/30/2025 BY SYS