LOT 19 & N62.25 FT OF LOT 20
IN OR 1864/873
ST MARYS HEIGHT SUB PB 3/36

JORDAN JOHN BRANDON
553408 US HWY 1
HILLIARD, FL 32046

**2025**

**30-4N-24-2740-0019-0000**

# 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 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

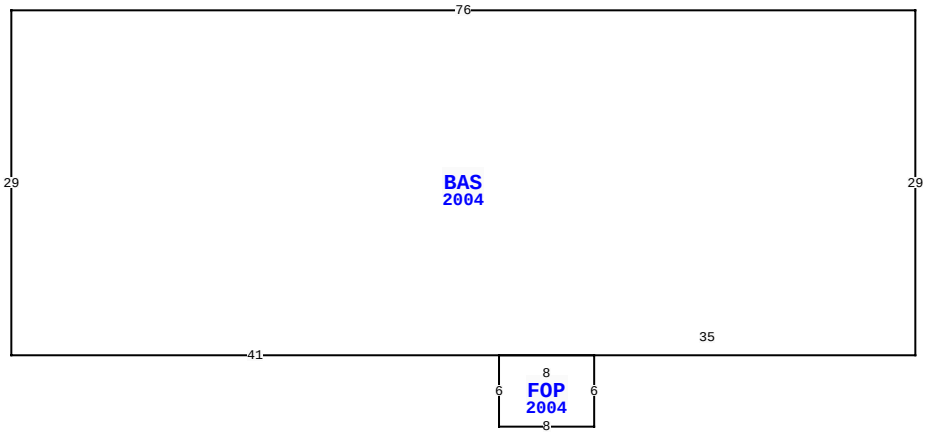
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,204 | 100 | 2004 | 2,204 | 211,840 |
| FOP | 48 | 30 | 2004 | 14 | 1,346 |
| TOTALS | 2,252 | | | 2,218 | 213,186 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 01 | 2,218 | 118.3350 | 106.50 | 236,217 | 2004 | 2004 | 0 | 0 | 0 | 9.75 | 90.25 |

1 SFR MODULR – 100% - 2024 Heated Area: 2204 HX Base Yr 2024




553408 US HWY 1, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 213,186 |
| TOTAL MARKET OB/XF VALUE | | 720 |
| TOTAL LAND VALUE - MARKET | | 70,000 |
| TOTAL MARKET VALUE | | 283,906 |
| SOH/AGL Deduction | | 25,251 |
| ASSESSED VALUE | | 258,655 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 207,933 |
| TOTAL JUST VALUE | | 283,906 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 251,365 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0413149 | MH MOVE-ON | 2,700 | 01/07/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1934/0244 | 8/26/2014 | FJ | U | I | 11 | 0 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: JORDAN JOHN BRANDON | | | | | | |
| 1885/1332 | 10/21/2013 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: WELLS FARGO BANK NA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W76 S29 E41 FOP=[YR=2004] S6 E8 N6 W8$ E35 N29$
.

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 10 | 100.00 | SF | 30.00 | 30.00 | 100 | 2006 | 2006 | 3 | 24 | 720 | |

## LAND DESCRIPTION

TOTAL OB/XF 720

| 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 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 70,000 | | | | | | | |

REVIEW DATE 08/20/2020 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS