

**HADDOCK RODNEY D/
553079 US HWY 1
HILLIARD, FL 32046**

31-4N-24-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

25MOD METAL 100

Roof Structure

10STEEL FRME 100

Roof Cover

12MODULAR MT 100

Interior Wall

07NONE 100

Interior Floor

03CONC FINSH 100

Ceiling

04NONE 100

Air Condition

01NONE 100

Heating Type

01NONE 100

Plumbing Frame

8100
STEEL 100

Story Height

16100

RMS Stories

4100
1.100

Class

00.100

Units Occupancy

0100
OWNER OCC 100

Quality

01Quality Level 01

DOR CODE

2500REPAIR SERVICE

MAP NUM

MKT AREA09

NEIGHBORHOOD/LOC

9001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

AOF

81

185

2006

150

7,820

AOF

700

185

2007

1,295

67,513

BAS

2,719

100

2006

2,719

141,750

TOTALS

3,500

4,164

217,083

EXTRA FEATURES

L N

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

6001

ROLLUP DR

0

0

0

12

1.00

UT

400.00

400.00

100

2006

2006

3

24

96

2

0812

CONCRETE C

0

0

0

0

2,622.00

SF

4.00

4.00

100

2006

2006

3

86

9,020

3

0812

CONCRETE C

0

0

0

0

2,392.00

SF

4.00

4.00

100

2008

2008

3

88

8,420

4

0424

CL FNC 6'

0

0

0

0

137.00

LF

20.00

20.00

100

2010

2010

3

76

2,082

5

0466

FNC GT 20'

0

0

0

0

1.00

UT

5,400.00

5,400.00

100

2010

2010

3

76

4,104

6

0351

CARPORT MT

0

0

20

20

400.00

SF

10.00

10.00

100

2011

2011

3

45

1,800

7

0940

SHEDS/PORT

0

0

20

12

240.00

SF

30.00

30.00

100

2010

2010

3

40

2,880

8

0351

CARPORT MT

0

0

18

12

216.00

SF

10.00

10.00

100

2011

2011

3

45

972

9

0940

SHEDS/PORT

0

0

12

6

72.00

SF

30.00

30.00

100

2011

2011

3

45

972

10

0940

SHEDS/PORT

0

0

20

12

240.00

SF

30.00

30.00

100

2011

2011

3

45

3,240

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

002500

C

SRVC SHOPS

0

0004

CI

0.00

0.00

1.94

AC

1.00

1.00

1.00

20,000.00

20,000.00

38,800

REVIEW DATE

10/02/2020

BY

KK

Total Acres:

1.94

Total Land Value:

38,800

Market:

0

Agricultural:

0

Common:

38,800

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

2501

06

4,164

70.6992

60.62

252,422

2006

2006

0

0

0

14.00

86.00

1 SERV SHOP - 0% - 0

Heated Area: 3500

HX Base Yr

AOE

2006

BAS

2006

AOE

2007

BLD DATE

10/02/2020

KK

LGL DATE

10/02/2020

KK

XF DATE

10/02/2020

KK

AG DATE

10/02/2020

KK

INC DATE

10/02/2020

KK

553079 US HWY 1, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

217,083

33,586

38,800

289,469

0

289,469

0

289,469

289,469

0

0

293,505

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B24273

XFOB

9,278

01/01/2011

B23537

XFOB

8,993

04/01/2010

E20337

ELEC OTHER

0

12/01/2007

C17363

ELEC OTHER

2,000

05/01/2006

M11254

MECH OTHER

0

03/01/2006

P09691

OTHER

0

07/01/2005

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2484/0517

7/30/2021

QC

U

I

11

100

GRANTOR: NEWMAN ROBERT L

GRANTEE: HADDOCK RODNEY D

2191/1048

4/12/2018

SW

U

I

<