IN OR 2191/1048

NEWMAN ROBERT L/
553063 U S HWY 1
HILLIARD, FL 32046

**2025**

**31-4N-24-0000-0002-0010**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

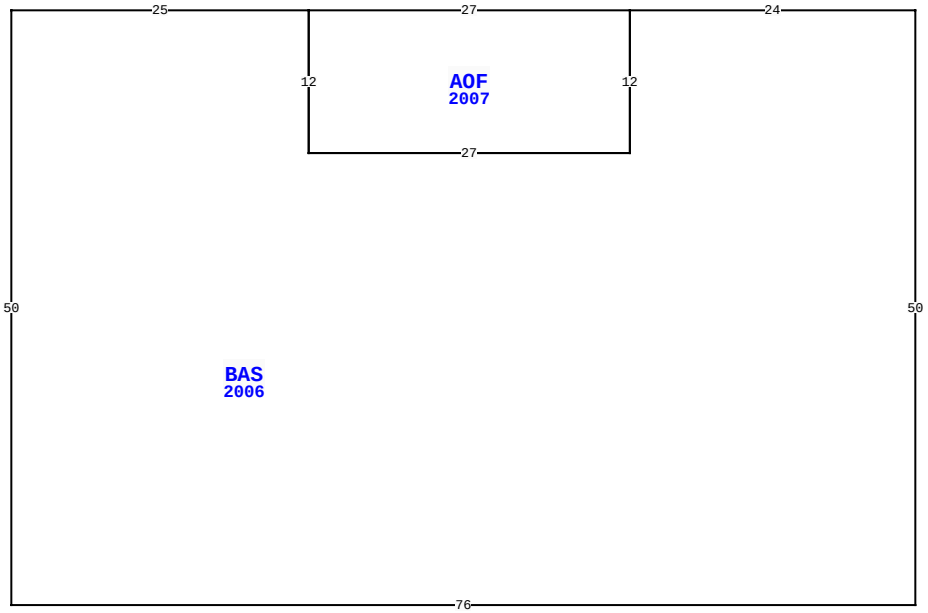
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 90 |
| Interior Wall | 06 | CUST PANEL 10 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 6 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 17 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| Occupancy | OO | OWNER OCC 100 |
| Quality | 01 | Quality Level 01 |
| DOR CODE | 2500 | REPAIR SERVICE |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 324 | 185 | 2007 | 599 | 30,697 |
| BAS | 3,476 | 100 | 2006 | 3,476 | 178,136 |
| TOTALS | 3,800 | | | 4,075 | 208,833 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2501 | 06 | 4,075 | 69.4973 | 59.59 | 242,829 | 2006 | 2006 | 0 | 0 | 0 | 14.00 | 86.00 |

1 SERV SHOP – 0% - 0 Heated Area: 3800 HX Base Yr




553063 US HWY 1, HILLIARD

| | | | | |
|---|---|---|---|---|
| BLD DATE | 10/02/2020 | KK | LGL DATE | |
| XF DATE | 10/02/2020 | KK | LAND DATE | 10/02/2020 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 208,833 |
| TOTAL MARKET OB/XF VALUE | 14,573 |
| TOTAL LAND VALUE - MARKET | 26,600 |
| TOTAL MARKET VALUE | 250,006 |
| SOH/AGL Deduction | 28,427 |
| ASSESSED VALUE | 221,579 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 221,579 |
| TOTAL JUST VALUE | 250,006 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 252,772 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E17362 | ELEC OTHER | 2,000 | 05/01/2006 |
| M11253 | MECH OTHER | 0 | 03/01/2006 |
| E15299 | ELEC OTHER | 0 | 07/01/2005 |
| P09695 | OTHER | 0 | 07/01/2005 |
| C0515239 | CO ISSUED | 132,990 | 05/01/2005 |
| R0507645 | REPAIR/RRF | 2,500 | 05/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2191/1048 | 4/12/2018 | SW | U | I | 37 | 180,000 |
| GRANTOR: HADDOCK RODNEY D | | | | | | |
| GRANTEE: NEWMAN ROBERT L | | | | | | |
| 1968/0687 | 10/15/2012 | WD | U | I | 37 | 175,000 |
| GRANTOR: HOLLEY MARCUS W & NIC | | | | | | |
| GRANTEE: HADDOCK RODNEY DEWA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W24AOF=[YR=2007] W27S12E27
N12$S12W27N12W25S50E76N50$.

## 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 | 6001 | ROLLUP DR | 0 | 0 | 0 | 12 | 2.00 | UT | 400.00 | 400.00 | 100 | 2006 | 2006 | 3 | 24 | 192 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 3,116.00 | SF | 4.00 | 4.00 | 100 | 2006 | 2006 | 3 | 86 | 10,719 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 8 | 80.00 | SF | 30.00 | 30.00 | 100 | 2012 | 2012 | 3 | 50 | 1,200 | |
| 4 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 136.00 | LF | 20.00 | 20.00 | 100 | 2008 | 2008 | 3 | 72 | 1,958 | |
| 5 | 0464 | FNC GT 10' | 0 | 0 | 0 | 0 | 2.00 | UT | 350.00 | 350.00 | 100 | 2008 | 2008 | 3 | 72 | 504 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,573

| 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 | 002500 | C | SRVC SHOPS | 0 | 0004 | CI | 0.00 | 0.00 | 1.33 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 26,600 | | | | | | | |

REVIEW DATE 10/02/2020 BY KK Total Acres: 1.33 Total Land Value: 26,600 Market: 0 Agricultural: 0 Common: 26,600 PRINTED 07/30/2025 BY SYS