LOT 64 W'LY OF US 1
IN OR 2125/1152
CORNWALL SURVEY S/D OF

GAREY DANIEL & NICHOLE
553217 US HWY 1
HILLIARD, FL 32046

2025

31-4N-24-2020-0064-0020

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

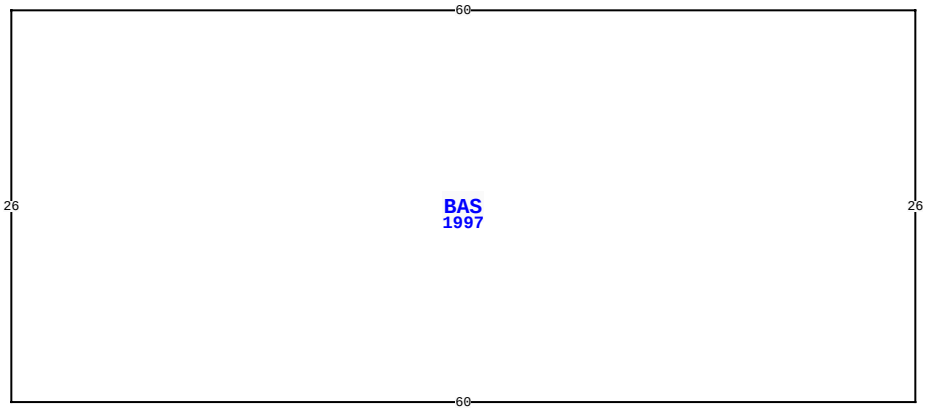
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1997	1,560	90,444
TOTALS	1,560			1,560	90,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	117.6000	99.96	155,938	1997	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2025 Heated Area: 1560 HX Base Yr 2025



553217 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		90,444
TOTAL MARKET OB/XF VALUE		6,046
TOTAL LAND VALUE - MARKET		125,400
TOTAL MARKET VALUE		221,890
SOH/AGL Deduction		0
ASSESSED VALUE		221,890
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,168
TOTAL JUST VALUE		221,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006768	14 WINDOWS	12,781	05/25/2021
MH97	MH MOVE-ON	0	12/01/1997
8048	MH MOVE-ON	1,000	02/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2125/1152	5/08/2017	WD	Q	I	01	60,000
GRANTOR: POWELL CHRIS L						
GRANTEE: GAREY DANIEL & NICH						
0907/1929	11/15/1999	WD	Q	I		89,900
GRANTOR: HALE ALLEN KEITH & LU						
GRANTEE: POWELL CHRIS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W60 S26 E60 N26 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	1243	WD DECK F	0	100	8	8	64.00	SF	6.00	6.00	100	1999	1999	3	20	77	
3	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	1999	1999	3	20	960	
4	0753	UEP	0	100	0	0	150.00	SF	22.00	22.00	100	2013	2013	3	68	2,244	

LAND DESCRIPTION

TOTAL OB/XF 6,046

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		OR	0.00	0.00	4.18	AC		1.00	1.00	1.00	30,000.00	30,000.00	125,400							

REVIEW DATE 05/03/2022 BY TWA Total Acres: 4.18 Total Land Value: 125,400 Market: 0 Agricultural: 0 Common: 125,400 PRINTED 07/30/2025 BY SYS