IN OR 1390/253

WILLIAMS NIKKI
552709 US HWY 1
HILLIARD, FL 32046

2025

32-4N-24-0000-0013-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

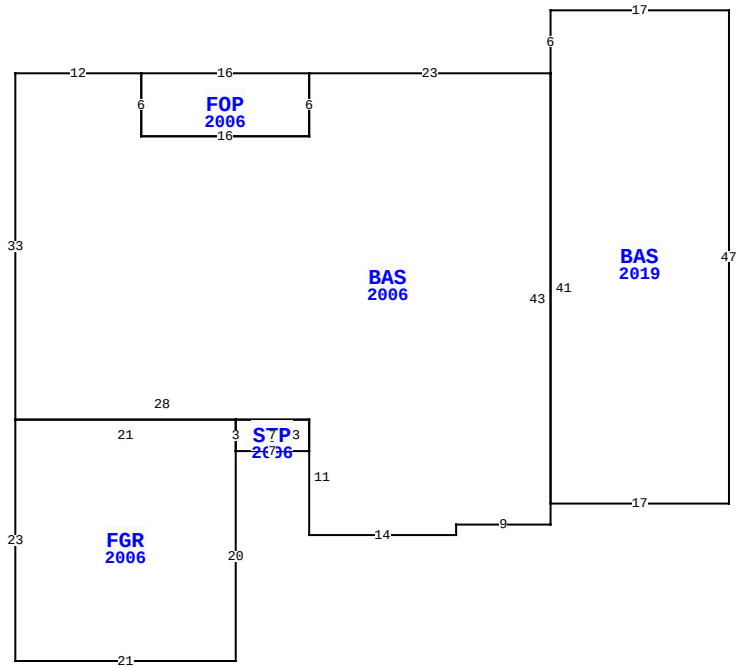
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,831	100	2006	1,831	208,629
BAS	799	100	2019	799	91,040
FGR	483	55	2006	266	30,308
FOP	96	30	2006	29	3,304
STP	21	10	2006	2	228
TOTALS	3,230			2,927	333,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,927	96.4440	127.31	372,636	2006	2010	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2007 Heated Area: 2630 HX Base Yr 2007



552709 US HWY 1, HILLIARD

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

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	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	644.00	SF	5.20	5.20	100	2006	2006	3	86	2,880	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		333,509
TOTAL MARKET OB/XF VALUE		5,995
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		437,004
SOH/AGL Deduction		201,786
ASSESSED VALUE		235,218
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,496
TOTAL JUST VALUE		437,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003668	ADDITION	100,685	03/01/2018
M11497	MECH OTHER	0	05/01/2006
E16899	ELEC OTHER	3,500	03/01/2006
P10867	OTHER	0	03/01/2006
C17240	CO ISSUED	140,000	02/01/2006
B17240	NEW CONSTR	140,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1390/0253	2/17/2006	WD	U	I	07	100
GRANTOR: BROCK EDWIN G & DIANA						
GRANTEE: WILLIAMS NIKKI						
1318/0810	5/19/2005	WD	U	I	23	35,000
GRANTOR: BROCK EDWIN G & DIANA						
GRANTEE: WILLIAMS NIKKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 S6 BAS=[YR=2006] W23 FOP=[YR=2006] W16 S6 E16N6$ S6 W16 N6 W12 S33 FGR=[YR=2006] S23 E21 N20 STP=[YR=2006] E7 N3 W7 S3$ N3 W21$ E28 S11 E14 N1 E9 N43$ S41 E17 N47$.

LAND DESCRIPTION

TOTAL OB/XF 5,995

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	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS