

GARLAND JERRY E
554359 US HWY 1
HILLIARD, FL 32046

41-4N-23-0000-0004-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION																				PAGE 1 of 3																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	20	FACE BRICK 100								0100	01	2,002	126.2240	126.22	252,692	1974	1984	0	0	28.00	72.00	VALUATION BY STANDARD																	
RooF Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 0										Heated Area: 1318										HX Base Yr									
RooF Cover	03	COMP SHNGL 100																																					
Interior Wall	04	PLYWOOD 100																																					
Interior Floo	14	CARPET 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	04	3 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
BUD8 Adjustme	04	DIST 01 100																																					
Occupancy	00	NONE 100																																					
Quality		06	Quality Level 06																																				
DOR CODE		5000	IMPROVED AG																																				
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	1,318	100	1993	1,318	119,778																																		
FGR	351	55	1993	193	17,539																																		
FGR	756	55	2009	416	37,806																																		
FOP	35	30	1993	10	909																																		
UCP	325	20	2009	65	5,907																																		
TOTALS		2,785			2,002	181,938											BLD DATE				LGL DATE	05/09/2025		MLU															
EXTRA FEATURES		554359 US HWY 1, HILLIARD										XF DATE				LAND DATE	11/19/2024		KBA																				
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540																								
2	0681	POLE SHED	0 100	51	20	1,020.00	SF	15.00	15.00	100	1985	1985	3	20	3,060																								
3	0681	POLE SHED	0 100	28	28	784.00	SF	15.00	15.00	100	2005	2005	3	36	4,234																								
4	0510	GARAGE WD-	0 100	27	23	621.00	SF	35.00	35.00	100	1985	1985	3	20	4,347																								
5	0510	GARAGE WD-	0 100	28	24	672.00	SF	35.00	35.00	100	2000	2000	3	27	6,350																								
6	0811	CONCRETE B	0 100	31	24	744.00	SF	5.20	5.20	100	1983	1983	3	38	1,470																								
7	0810	CONCRETE A	0 100	20	10	200.00	SF	6.50	6.50	100	1983	1983	3	38	494																								
8	0810	CONCRETE A	0 100	28	17	476.00	SF	6.50	6.50	100	2000	2000	3	77	2,382																								
TOTAL OB/XF 23,877																																							
LAND DESCRIPTION																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000																						
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	86.22	AC		1.00	1.00	1.00	390.00	390.00	33,626																						
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	63.00	AC		1.00	1.00	1.00	190.00	190.00	11,970																						
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	149.22	AC		1.00	1.00	1.00	5,500.00	5,500.00	820,710																						
REVIEW DATE		06/16/2020		BY	TWA		Total Acres: 152.22		Total Land Value: 135,596		Market: 889,686		Agricultural: 45,596		Common: 90,000		PRINTED 07/30/2025 BY SYS																						

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