PT OF CLARK & BROWN GRANT
SEC 41-4N-23E IN OR 1307/373 UTI
2366-21

BAIN CAROLYN
554333 US HWY 1
HILLIARD, FL 32046

2025

41-4N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

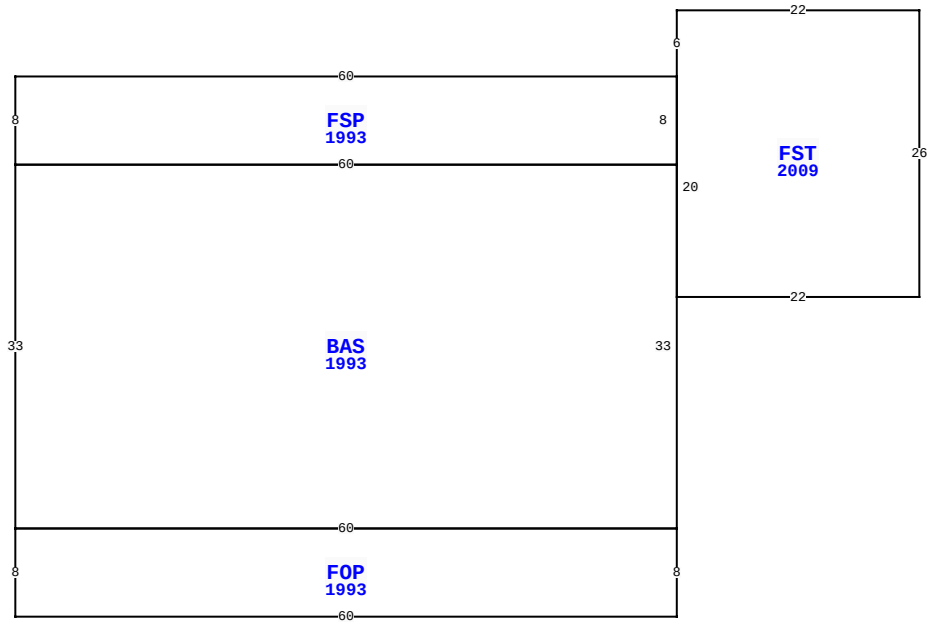
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,980	100	1993	1,980	198,072
FOP	480	30	1993	144	14,405
FSP	480	40	1993	192	19,207
FST	572	55	2009	315	31,511
TOTALS	3,512			2,631	263,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,631	91.5840	120.89	318,062	1984	1984	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2005 Heated Area: 1980 HX Base Yr 2005



554333 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/19/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,196
TOTAL MARKET OB/XF VALUE		15,795
TOTAL LAND VALUE - MARKET		367,290
TOTAL MARKET VALUE		419,475
SOH/AGL Deduction		256,711
ASSESSED VALUE		162,764
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,042
TOTAL JUST VALUE		646,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514412	REPAIR/RRF	8,250	05/01/2015
B21641	NEW CONSTR	0	07/01/2008
B21642	NEW CONSTR	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/0373	4/06/2005	QC	Q	I	01	100
GRANTOR: BAIN LEONARD						
GRANTEE: BAIN CAROLYN						
1229/0109	5/10/2004	WD	Q	I		265,000
GRANTOR: BYRON PHYLLIS S						
GRANTEE: BAIN LEONARD & CARO						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2009] W22 S6 FSP=[YR=1993] W60 S8 BAS=[YR=1993] S33 FOP=[YR=1993] S8 E60 N8 W60$ E60 N33 W60$ E60 N8$ S20 E22 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	54	1,080	
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	1984	1984	3	41	1,330	
3	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2008	2008	3	48	12,096	
4	0351	CARPORT MT	0	100	35	18	630.00	SF	6.60	6.60	100	2008	2008	3	31	1,289	

LAND DESCRIPTION

TOTAL OB/XF 15,795

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	RES	100	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	390.00	390.00	1,950							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.02	AC		1.00	1.00	1.00	190.00	190.00	574							
5	006005	A	PASTURE - GR	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	370.00	370.00	2,960							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	16.02	AC		1.00	1.00	1.00	14,500.00	14,500.00	232,290							

REVIEW DATE 06/16/2020 BY TWA Total Acres: 20.02 Total Land Value: 140,484 Market: 232,290 Agricultural: 5,484 Common: 135,000 PRINTED 07/30/2025 BY SYS