PT JOHN DIXON GRANT
SEC 45-4N-23E & PT EDWARD
DIXON GRANT SEC 46-4N-23E IN

BOYD J JANE
554207 US HIGHWAY 1
HILLIARD, FL 32046

2025

45-4N-23-0000-00S1-0010

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	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	03	Quality Level 03

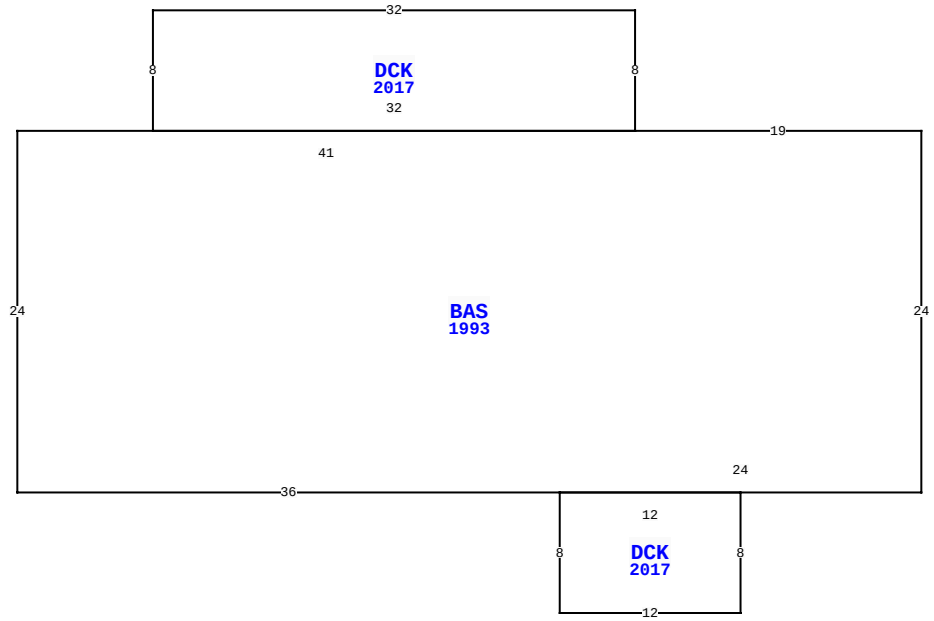
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	40,366
DCK	96	15	2017	14	392
DCK	256	15	2017	38	1,065
TOTALS	1,792			1,492	41,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,492	116.8000	93.44	139,412	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1440 HX Base Yr



554207 US HWY 1, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		41,824
TOTAL MARKET OB/XF VALUE		3,855
TOTAL LAND VALUE - MARKET		233,120
TOTAL MARKET VALUE		278,799
SOH/AGL Deduction		198,416
ASSESSED VALUE		80,383
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		24,661
TOTAL JUST VALUE		278,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0679/1573	4/05/1993	SW	U	V	10	100
GRANTOR: STROTHER TIMBERLANDS						
GRANTEE: HOOSE RONALD A & LE						
0389/0438	6/08/1983	WD	U	V	16	10,300
GRANTOR: WALKER FRANK E						
GRANTEE: BOYD JOHN A & J JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 DCK=[YR=2017] N8 W32 S8 E32$ W41 S24 E36
DCK=[YR=2017] S8 E12 N8 W12$ E24 N24$.

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	0510	GARAGE WD-	0	100	28	16	448.00	SF	28.00	28.00	100	1980	1980	3	20	2,509	
2	0350	CARPORT WD	0	100	37	16	592.00	SF	6.50	6.50	100	1985	1985	3	20	770	
3	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	1985	1985	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 3,855

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	15.04	AC		1.00	1.00	1.00	15,500.00	15,500.00	233,120							

REVIEW DATE 03/05/2024 BY WWA Total Acres: 15.04 Total Land Value: 233,120 Market: 0 Agricultural: 0 Common: 233,120 PRINTED 07/30/2025 BY SYS