IN OR 2595/564
UTIL ESMT IN 2409-1180

DILLINGHAM FREDERICK L/MEEKS KADIE LYNNE
554106 US HIGHWAY 1
HILLIARD, FL 32046

2025

49-4N-24-0000-0002-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

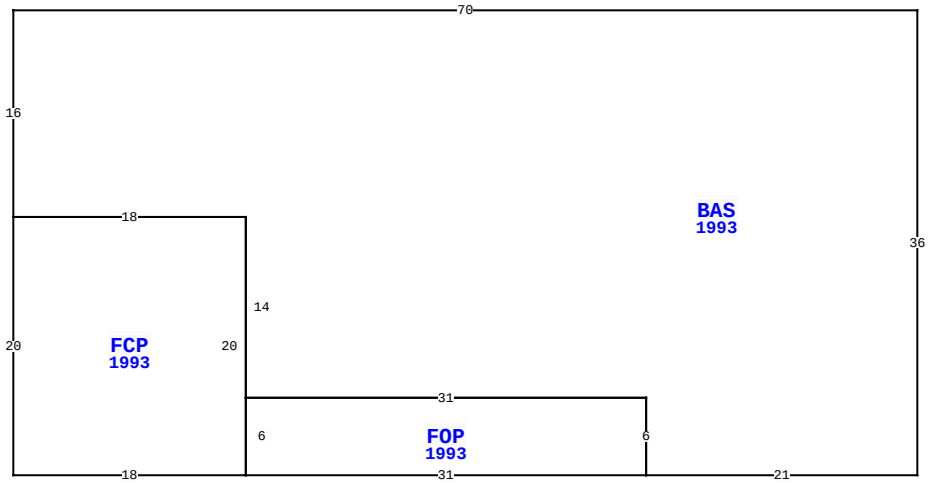
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	1993	1,974	157,180
FCP	360	25	1993	90	7,166
FOP	186	30	1993	56	4,459
TOTALS	2,520			2,120	168,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,120	122.5000	122.50	259,700	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1974 HX Base Yr



554106 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	32	1,120	
2	0810	CONCRETE A	0	0	0	0	422.00	SF	6.50	6.50	100	1980	1980	3	30	823	
3	0350	CARPORT WD	0	0	18	12	216.00	SF	8.58	8.58	100	1975	1975	3	20	371	
4	0511	GARAGE CB-	0	0	30	60	1,800.00	SF	40.00	40.00	100	1973	1973	3	23	16,560	
5	0510	GARAGE WD-	0	0	12	33	396.00	SF	35.00	35.00	100	1984	1984	3	20	2,772	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	168,805
TOTAL MARKET OB/XF VALUE	21,646
TOTAL LAND VALUE - MARKET	78,300
TOTAL MARKET VALUE	268,751
SOH/AGL Deduction	8,810
ASSESSED VALUE	259,941
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,941
TOTAL JUST VALUE	268,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5772	REPAIR/RRF	790,000,000	05/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/0564	10/05/2022	WD	U	I	37	150,000
GRANTOR: FENDER GLORIA KAY						
GRANTEE: DILLINGHAM FREDERIC						
1898/1608	12/19/2013	PR	U	I	19	100
GRANTOR: FENDER GLORIA KAY P/R						
GRANTEE: FENDER GLORIA KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W70 S16 FCP=[YR=1993] S20 E18 FOP=[YR=1993] E31 N6 W31 S6$ N20 W18$ E18 S14 E31 S6 E21 N36$.

LAND DESCRIPTION

TOTAL OB/XF 21,646

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	0	0004	OR	0.00	0.00	1.74	AC		1.00	1.00	1.00	45,000.00	45,000.00	78,300							

REVIEW DATE 05/30/2024 BY WWA Total Acres: 1.74 Total Land Value: 78,300 Market: 0 Agricultural: 0 Common: 78,300 PRINTED 07/30/2025 BY SYS