PT OF NW1/4 OF SE1/4
IN OR 1595/1665

MATHEWS JOHN M & HONI BEA
552299 US HWY 1
HILLIARD, FL 32046

2026

05-3N-24-0000-0020-0010

BUILDING CHARACTERISTICS

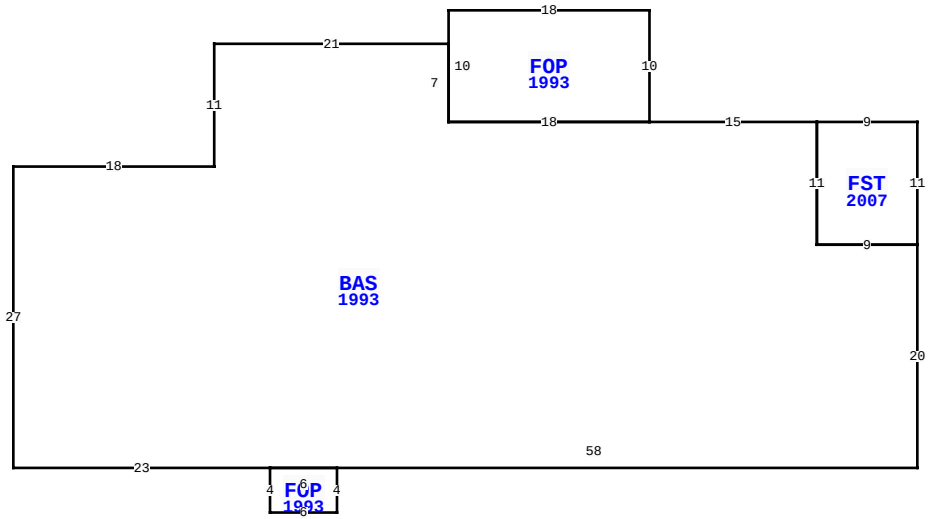
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,487	100	1993	2,487	193,954
FOP	24	30	1993	7	546
FOP	180	30	1993	54	4,211
FST	99	55	2007	54	4,211
TOTALS	2,790			2,602	202,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,602	114.2640	119.98	312,188	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2487 HX Base Yr



552299 US HWY 1, HILLIARD

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	202,922
TOTAL MARKET OB/XF VALUE	3,115
TOTAL LAND VALUE - MARKET	36,800
TOTAL MARKET VALUE	242,837
SOH/AGL Deduction	0
ASSESSED VALUE	242,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,837
TOTAL JUST VALUE	242,837
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210145	NEW ROOF	0	07/19/2021
0605073	REPAIR/RRF	3,500	04/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1595/1665	12/04/2008	WD	Q	I	05	119,000
GRANTOR: OUTFITTERZ INVESTMENT						
GRANTEE: MATHEWS JOHN M & HO						
1406/1030	4/24/2006	WD	Q	I	06	100
GRANTOR: HARTSFIELD JOSEPH R						
GRANTEE: OUTFITTERZ INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2007] W9 BAS=[YR=1993] W15 FOP=[YR=1993] N10 W18 S10 E18$ W18 N7 W21 S11 W18 S27 E23 FOP=[YR=1993] S4 E6 N4 W6$ E58 N20 W9 N11$ S11 E9 N11$.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	A-1	100.00	200.00	0.46	AC		1.00	1.00	2.00	40,000.00	80,000.00	36,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.46 Total Land Value: 36,800 Market: 0 Agricultural: 0 Common: 36,800 PRINTED 07/09/2026 BY SYS