BLOCK 20 W3/4 OF LOT 2
IN OR 2210/859
TOWN OF HILLIARD

SHEFFIELD JANA E & RICHARD A
551922 US HWY 1
HILLIARD, FL 32046

2026

08-3N-24-2380-0020-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

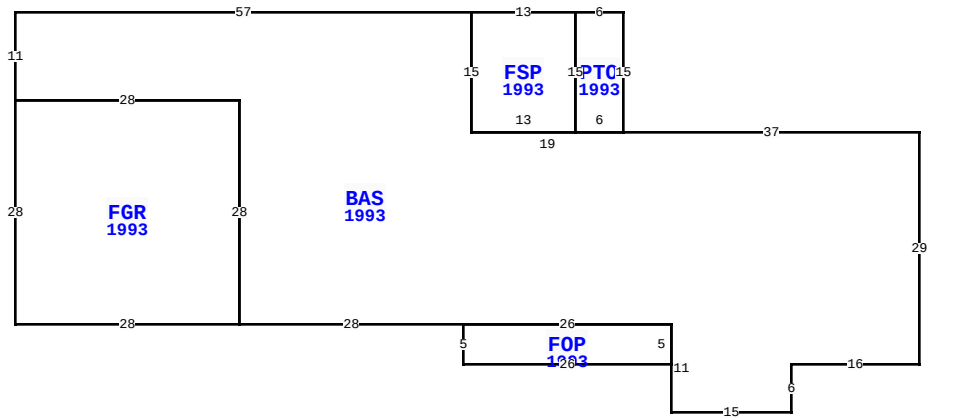
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	01	Quality Level 01
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	3,028	100	1993	3,028	201,775
FGR	784	55	1993	431	28,720
FOP	130	30	1993	39	2,599
FSP	195	40	1993	78	5,197
PTO	90	5	1993	4	267
TOTALS	4,227			3,580	238,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,580	87.5610	121.71	435,722	1952	1952	0	0	0	45.25	54.75

1 SNGL FAM 100% - 2006 Heated Area: 3028 HX Base Yr 2006



551922 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		238,558
TOTAL MARKET OB/XF VALUE		2,470
TOTAL LAND VALUE - MARKET		107,832
TOTAL MARKET VALUE		348,860
SOH/AGL Deduction		171,084
ASSESSED VALUE		177,776
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,365
TOTAL JUST VALUE		348,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9306092	H/AC	3,200	06/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2210/0859	6/23/2018	QC	U	I	11	64,600
GRANTOR: SHEFFIELD JANA E						
GRANTEE: SHEFFIELD RICHARD A						
1377/1164	12/29/2005	QC	Q	I	06	100
GRANTOR: ROBINSON SHIRLEY T						
GRANTEE: SHEFFIELD JANA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 PTO=[YR=1993] N15 W6 FSP=[YR=1993] W13 S15E13 N15$ S15 E6 $ W19 N15 W57 S11 FGR=[YR=1993] S28 E28 N28 W28$ E28 S28 E28 FOP=[YR=1993] S5 E26 N5 W26$ E26 S11 E15 N6 E16 N29$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1993	1993	3	20	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,470

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	C-1	-210.00	138.00	30,809.00	SF		1.00	1.00	1.00	3.50	3.50	107,832							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.71 Total Land Value: 107,832 Market: 0 Agricultural: 0 Common: 107,832 PRINTED 07/09/2026 BY SYS