BLOCK 23 LOTS 1 & PT OF 2
IN OR 1180/64
TOWN OF HILLIARD

SCOTT JEANNE
P O BOX 1199
HILLIARD, FL 32046

2026

08-3N-24-2380-0023-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	05	AVERAGE 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 90
Roof Cover	03	COMP SHNGL 10
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Common Wall		20 100
Story Height		12 100
RMS		11 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Quality	03	Quality Level 03

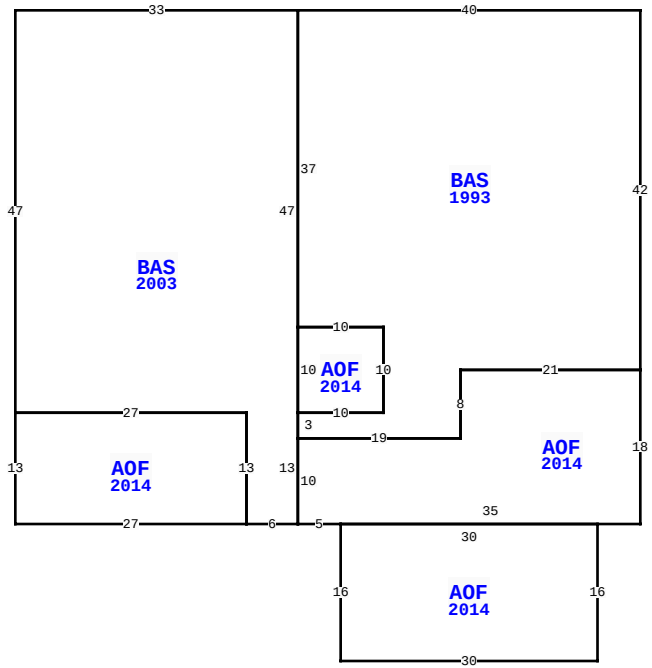
Quality Adjustme	03		
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	100	185	2014	185	4,267
AOF	351	185	2014	649	14,970
AOF	480	185	2014	888	20,484
AOF	568	185	2014	1,051	24,243
BAS	1,732	100	1993	1,732	39,952
BAS	1,629	100	2003	1,629	37,576
TOTALS	4,860			6,134	141,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4802	06	6,134	76.5984	41.94	257,260	1982	1989	0	0	0	45.00	55.00

1 DIST WAREH 0% - 0 Heated Area: 4860 HX Base Yr



552017 US HWY 1, HILLIARD

BLD DATE	02/25/2022 KK	LGL DATE	
XF DATE		LAND DATE	05/27/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	179,752
TOTAL MARKET OB/XF VALUE	15,297
TOTAL LAND VALUE - MARKET	148,538
TOTAL MARKET VALUE	343,587
SOH/AGL Deduction	35,646
ASSESSED VALUE	307,941
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,941
TOTAL JUST VALUE	343,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1180/0064	10/10/2003	WD	U	I		130,000
GRANTOR: AMERICAN VALVE & PUMP						
GRANTEE: SCOTT JEANNE						
0832/0906	5/04/1998	WD	Q	I		132,000
GRANTOR: AMJ EQUIPMENT CORP						
GRANTEE: AMERICAN VALVE & PU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 BAS=[YR=2003] W33 S47 AOF=[YR=2014] S13 E27 N13 W27$ E27 S13 E6 AOF=[YR=2014] E5 AOF=[YR=2014] S16 E30 N16 W30$ E35 N18 W21 S8 W19 S10$ N13 AOF=[YR=2014] E10 N10 W10 S10$ N47$ S37 E10 S10 W10 S3 E19 N8 E21 N42$.

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	0430	CL FNC 6B	0	0	0	0	790.00	LF	9.70	9.70	100	1982	1982	3	20	1,533	
2	0812	CONCRETE C	0	0	0	0	2,518.00	SF	4.00	4.00	100	1992	1992	3	59.5	5,993	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1982	1982	3	20	120	
4	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1982	1982	3	20	140	
5	0812	CONCRETE C	0	0	0	0	1,467.00	SF	4.00	4.00	100	1994	1994	3	64	3,756	
6	0803	ASPHALT C	0	0	0	0	2,734.00	SF	2.00	2.00	100	1994	1994	3	50	2,734	
7	0681	POLE SHED	0	0	16	5	80.00	SF	15.00	15.00	100	2000	2000	3	26	312	
8	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2000	2000	3	45	405	
9	0424	CL FNC 6'	0	0	0	0	76.00	LF	20.00	20.00	100	1982	1982	3	20	304	

LAND DESCRIPTION

TOTAL OB/XF 15,297

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	004800	C	WAREHOUSE	0	0004	C-1	-210.00	260.00	54,014.00	SF		1.00	1.00	1.00	2.75	2.75	148,538							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 148,538 Market: 0 Agricultural: 0 Common: 148,538 PRINTED 07/09/2026 BY SYS

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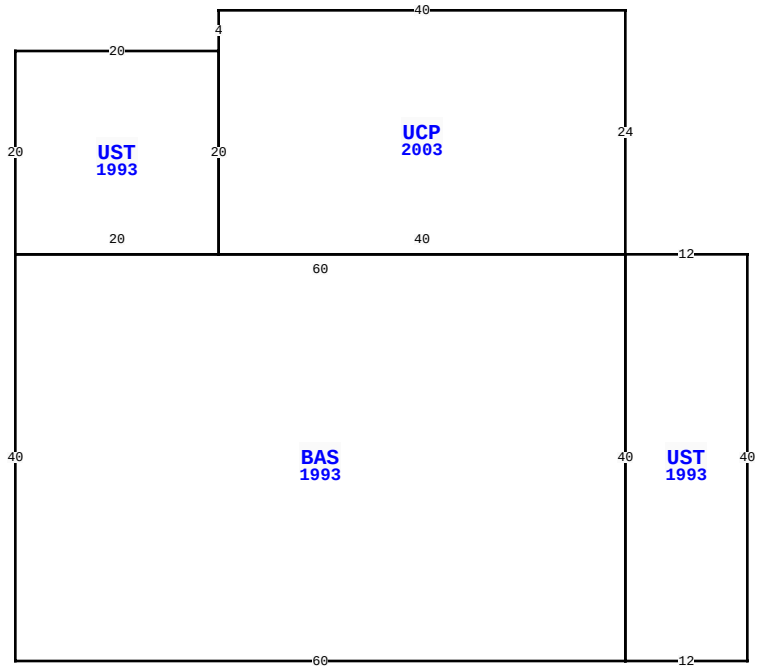
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		20 100
Story Height		19 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	1993	2,400	28,480
UCP	960	40	2003	384	4,557
UST	400	50	1993	200	2,373
UST	480	50	1993	240	2,848
TOTALS	4,240			3,224	38,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	3,224	86.1536	40.92	131,926	1989	1989	10	0	0	61.00	29.00

2 STOR WAREH 0% - 0 Heated Area: 2400 HX Base Yr



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NASSAU COUNTY PROPERTY

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GRANTOR: AMJ EQUIPMENT CORP						
GRANTEE: AMERICAN VALVE & PU						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 UCP=[YR=2003] N24 W40 S4 UST=[YR=1993] W20 S20 BAS=[YR=1993] S40 E60 N40 W60 $ E20 N20 $ S20 E40 $ S40 E12 N40 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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