BLK 24 PT LOTS 2 & 3
IN OR 2621/1131
TOWN OF HILLIARD PBK 1/28

TIMBER TRADITION LLC
273374 MURRHEE ROAD
HILLIARD, FL 32046

2026

08-3N-24-2380-0024-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		20 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04

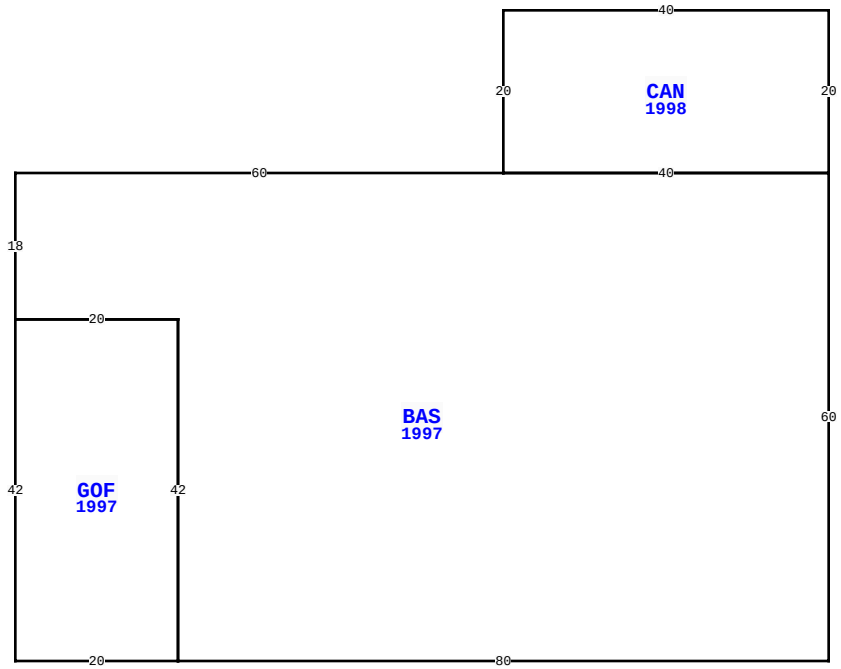
DOR CODE 2700 VEH SALE/REPAIR
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,160	100	1997	5,160	315,900
CAN	800	30	1998	240	14,693
GOF	840	110	1997	924	56,568
TOTALS	6,800			6,324	387,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	6,324	81.2808	73.76	466,458	1997	2005	0	0	0	17.00	83.00

1 SERV SHOP 0% - 2024 Heated Area: 6000 HX Base Yr



552026 US HWY 1, HILLIARD

BLD DATE	05/02/2024 REA	LGL DATE	
XF DATE		LAND DATE	05/14/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	387,160
TOTAL MARKET OB/XF VALUE	13,451
TOTAL LAND VALUE - MARKET	207,780
TOTAL MARKET VALUE	608,391
SOH/AGL Deduction	0
ASSESSED VALUE	608,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	608,391
TOTAL JUST VALUE	608,391
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	557,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9708219	NEW CONSTR	1,100	08/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1131	2/24/2023	SW	Q	I	01	670,000
GRANTOR: HADDOCK LEROY GLENN &						
GRANTEE: TIMBER TRADITION LL						
0792/0902	5/06/1997	WD	Q	I		45,000
GRANTOR: RADFORD WILBERT OWEN						
GRANTEE: HADDOCK LEROY & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1998] W40 S20BAS=[YR=1997] W60 S18 GOF=[YR=1997] S42 E20 N42 W20 $ E20 S42 E80 N60 W40 $ E40 N20 $.

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	0940	SHEDS/PORT	0	0	15	17	255.00	SF	30.00	30.00	100	1990	1990	3	20	1,530	
2	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1997	1997	3	36	108	
3	0465	FNC GT 15'	0	0	0	0	2.00	UT	562.50	562.50	100	1997	1997	3	36	405	
4	0812	CONCRETE C	0	0	0	0	2,260.00	SF	4.00	4.00	100	1997	1997	3	70	6,328	
5	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2010	2010	3	35	1,260	
6	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2010	2010	3	35	1,260	
7	0446	BOX FNC 6'	0	0	0	0	351.00	LF	20.00	20.00	100	2000	2000	3	20	1,404	
8	0422	CL FNC 4'	0	0	0	0	214.00	LF	15.00	15.00	100	1997	1997	3	36	1,156	

LAND DESCRIPTION

TOTAL OB/XF 13,451

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	002500	C	SRVC SHOPS	0	0004	C-1 -	0.00	0.00	69,260.00	SF		1.00	1.00	1.00	3.00	3.00	207,780							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.60 Total Land Value: 207,780 Market: 0 Agricultural: 0 Common: 207,780 PRINTED 07/09/2026 BY SYS