PT GOVT LOTS 11 & 12 OF
SEC 19-4N-24E IN OR 1112/1681
(EX OR 2659/1730 & OR 2717/1996)

ANDREU ALAN A
554041 US HWY 1 NORTH
HILLIARD, FL 32046

2026

19-4N-24-0000-0004-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

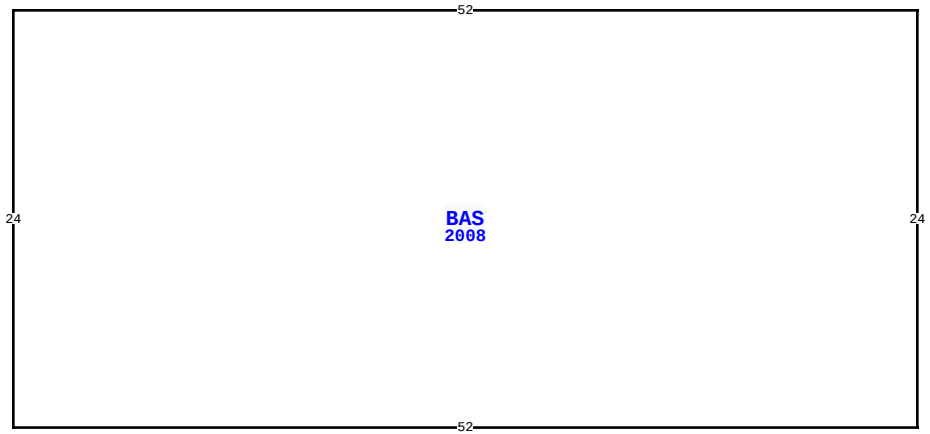
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2008	1,248	60,493
TOTALS	1,248			1,248	60,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	134.6400	121.18	151,233	1994	1999	0	0	0	60.00	40.00

1 M/H 94+ 100% - 2023 Heated Area: 1248 HX Base Yr 2023



554041 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		60,493
TOTAL MARKET OB/XF VALUE		21,546
TOTAL LAND VALUE - MARKET		317,317
TOTAL MARKET VALUE		399,356
SOH/AGL Deduction		0
ASSESSED VALUE		399,356
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		347,945
TOTAL JUST VALUE		399,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005120	CARPORT	22,189	08/14/2017
MH054609	MH MOVE-ON	0	05/01/2005
E0515016	ELEC OTHER	0	05/01/2005
P0509510	OTHER	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1112/1681	2/07/2003	WD	Q	V		48,400
GRANTOR: THE NEMOURS FOUNDATIO						
GRANTEE: ANDREU ALAN A						
0239/0100	8/01/1956	WD	Q	V		17,650
GRANTOR: DAVIS LELIA (WIDOW)						
GRANTEE: WALSH IRENE (SINGLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W52 S24 E52 N24$.

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	0510	GARAGE WD-	0	100	16	24	384.00	SF	35.00	35.00	100	2007	2007	3	40	5,376	
2	0350	CARPORT WD	0	100	19	24	456.00	SF	13.00	13.00	100	2008	2008	3	27	1,601	
3	0510	GARAGE WD-	0	100	24	10	240.00	SF	35.00	35.00	100	2009	2009	3	48	4,032	
4	1242	WD DECK A	0	100	0	0	288.00	SF	15.00	15.00	100	2009	2009	3	31	1,339	
6	0971	ST LGHT OV	0	100	0	0	6.00	UT	1,555.00	1,555.00	100	2008	2008	3	69	6,438	
7	0975	ST LT/ARM	0	100	0	0	8.00	UT	500.00	500.00	100	2008	2008	3	69	2,760	

LAND DESCRIPTION

TOTAL OB/XF 21,546

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	OR	0.00	0.00	24.41	AC		1.00	1.00	1.00	13,000.00	13,000.00	317,317							

REVIEW DATE 06/21/2024 BY WWA Total Acres: 24.41 Total Land Value: 317,317 Market: 0 Agricultural: 0 Common: 317,317 PRINTED 07/09/2026 BY SYS