LOT 11 IN OR 1967/58
LAKE HAMPTON HILLS PB 6/2
ESMT IN OR 2401-1101

HADDEN JAMES & ANNIE
553890 US HWY 1
HILLIARD, FL 32046

2026

19-4N-24-1212-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

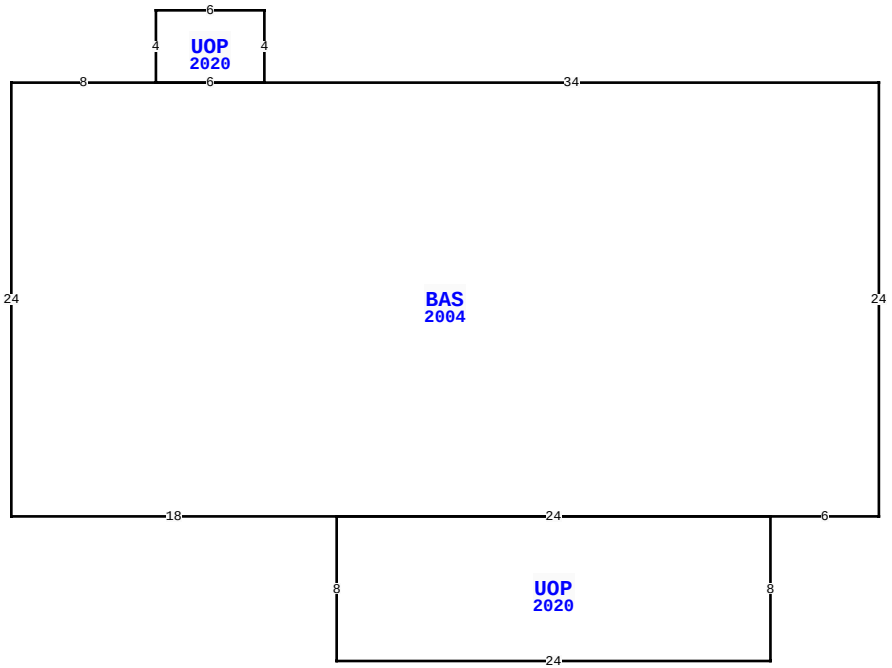
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2004	1,152	72,419
UOP	24	25	2020	6	377
UOP	192	25	2020	48	3,018
TOTALS	1,368			1,206	75,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,206	151.8400	136.66	164,812	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2016 Heated Area: 1152 HX Base Yr 2016



553890 US HWY 1, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		75,814
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,600
TOTAL MARKET VALUE		117,414
SOH/AGL Deduction		69,261
ASSESSED VALUE		48,153
TOTAL EXEMPTION VALUE	HX HB SX	48,153
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		117,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013685	MH MOVE-ON	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1967/0058	2/23/2015	SW	U	I	18	35,700
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HADDEN JAMES & ANNI						
1913/0482	4/21/2014	CT	U	I	18	39,000
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W34 W6 W8 S24 E18 E24 E6 N24 $
UOP=[YR=2020;ORIG=-40,-4] E6 S4 W6 N4 $
UOP=[YR=2020;ORIG=-30,24] E24 S8 W24 N8 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.04	AC		1.00	1.00	1.00	40,000.00	40,000.00	41,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.04 Total Land Value: 41,600 Market: 0 Agricultural: 0 Common: 41,600 PRINTED 07/09/2026 BY SYS