PT GOVT LOT 3 OF SEC 30-4N-24E
IN OR 1178/1017 (EX R/W IN
OR 979/1553)

MCKINNON GEORGE I JR/MCKINNON GEORGE I III
4601 SECOND AVE
ST AUGUSTINE, FL 32095-6047

2026

30-4N-24-0000-0007-0060

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	03	Quality Level 03

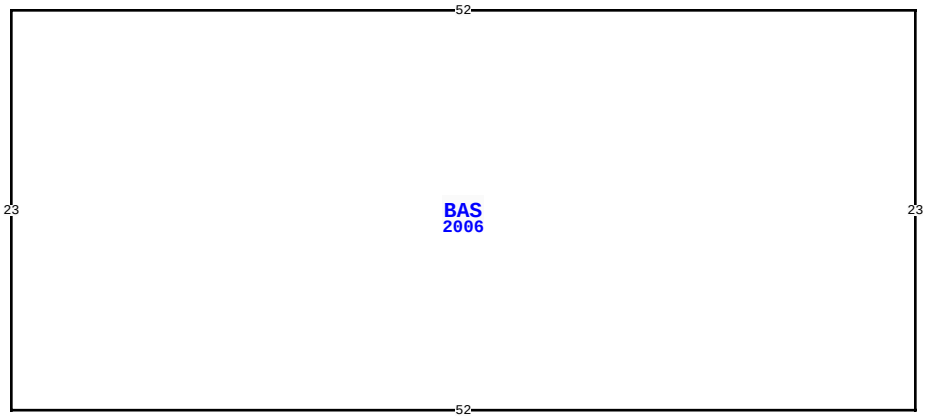
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	2006	1,196	37,717
TOTALS	1,196			1,196	37,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,196	116.8000	105.12	125,724	1997	1997	0	0	0	70.00	30.00

1 M/H 94+ 0% - 0 Heated Area: 1196 HX Base Yr



553771 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	37,717
TOTAL MARKET OB/XF VALUE	2,695
TOTAL LAND VALUE - MARKET	57,200
TOTAL MARKET VALUE	97,612
SOH/AGL Deduction	714
ASSESSED VALUE	96,898
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,898
TOTAL JUST VALUE	97,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514914	ELEC OTHER	0	05/01/2005
M0509710	H/AC	0	05/01/2005
P0509419	OTHER	0	05/01/2005
MH4594	MH MOVE-ON	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1178/1017	10/07/2003	QC	Q	V	01	100
GRANTOR: MCKINNON GEORGE I						
GRANTEE: MCKINNON GEORGE I J						
1090/0622	10/25/2002	WD	Q	I	01	100
GRANTOR: MCKINNON GEORGE I						
GRANTEE: MCKINNON GEORGE I &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W52 S23 E52 N23$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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	0	0004	OR	0.00	0.00	1.43	AC		1.00	1.00	1.00	40,000.00	40,000.00	57,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.43 Total Land Value: 57,200 Market: 0 Agricultural: 0 Common: 57,200 PRINTED 07/09/2026 BY SYS