PT GOVT LOT 3 OF SEC 30-4N-24E
IN OR 2776/247 (EX PT IN OR 58/3
ESMT IN OR 2805/1865

KNOBER SUSAN/KNOEBER JASON
553691 US HWY 1
HILLIARD, FL 32046

2026

30-4N-24-0000-0008-0000

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

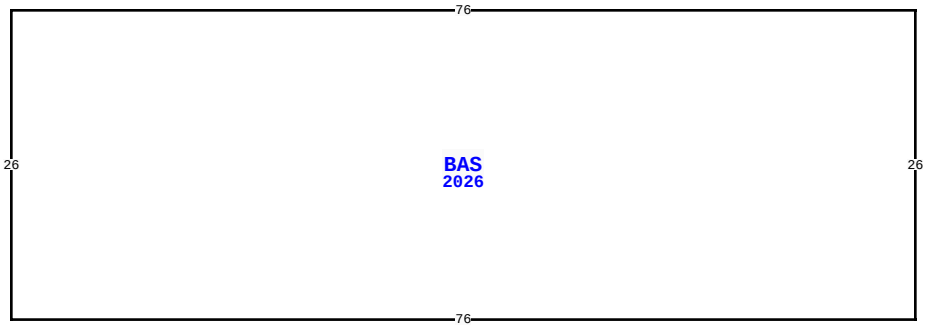
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2026	1,976	223,109
TOTALS	1,976			1,976	223,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	126.7200	114.05	225,363	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2026 Heated Area: 1976 HX Base Yr 2026



553691 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		223,109
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		328,109
SOH/AGL Deduction		0
ASSESSED VALUE		328,109
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		276,698
TOTAL JUST VALUE		328,109
NCON VALUE		223,109
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250009443			08/21/2025
MH250007159	N MFH 504	0	06/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2776/247	3/23/2025	QC	U	V	11	100
GRANTOR: HOLOKA RICHARD SR						
GRANTEE: KNOBER SUSAN						
2765/948	2/03/2025	QC	U	V	11	100
GRANTOR: HOLOKA RICHARD SR						
GRANTEE: HOLOKA RICHARD SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,10] E76 S26 W76 N26 $
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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	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 10/02/2025 BY WW Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS