PT OF LOT 7 IN OR 2595/1985
CORNWALL SURVEY S/D OF
SEC 32-4N-24E PBK O/31

CALHOUN MARTIN EDWARD L/E/
552982 US HWY 1
HILLIARD, FL 32046

**2026**

**32-4N-24-2020-0007-0000**

## BUILDING CHARACTERISTICS

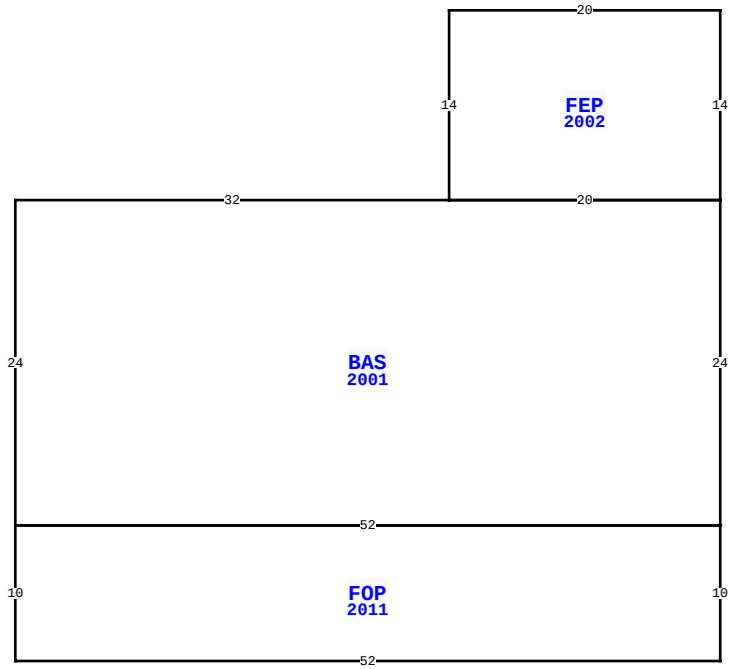
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 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 | 2001 | 1,248 | 38,369 |
| FEP | 280 | 85 | 2002 | 238 | 7,317 |
| FOP | 520 | 30 | 2011 | 156 | 4,796 |
| TOTALS | 2,048 | | | 1,642 | 50,482 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,642 | 120.5600 | 102.48 | 168,272 | 1991 | 1991 | 0 | 0 | 0 | 70.00 | 30.00 |

3 M/H 93- 100% - 2003 Heated Area: 1486 HX Base Yr 2003




552982 US HWY 1, HILLIARD

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 50,482 |
| TOTAL MARKET OB/XF VALUE | | 5,189 |
| TOTAL LAND VALUE - MARKET | | 87,640 |
| TOTAL MARKET VALUE | | 143,311 |
| SOH/AGL Deduction | | 80,253 |
| ASSESSED VALUE | | 63,058 |
| TOTAL EXEMPTION VALUE | HX HB SX | 63,058 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 143,311 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 156,690 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH992909 | MH MOVE-ON | 0 | 11/01/1999 |
| B952250 | DEMOLITION | 0 | 09/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2595/1985 | 10/12/2022 | WD | U | I | 11 | 100 |
| GRANTOR: CALHOUN MARTIN EDWARD | | | | | | |
| GRANTEE: CALHOUN JAMES LEON | | | | | | |
| 1143/1664 | 6/09/2003 | WD | Q | I | 01 | 100 |
| GRANTOR: CALHOUN MARTIN EDWARD | | | | | | |
| GRANTEE: CALHOUN MARTIN EDWA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W20 W32 S24 E52 N24 $
FOP=[YR=2011;ORIG=-52,24] S10 E52 N10 W52 $
FEP=[YR=2002;ORIG=-20,0] N14 E20 S14 W20 $
.

## 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 | 25 | 24 | 600.00 | SF | 19.60 | 19.60 | 100 | 2001 | 2001 | 3 | 27 | 3,175 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 24 | 12 | 288.00 | SF | 25.90 | 25.90 | 100 | 2001 | 2001 | 3 | 27 | 2,014 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,189

| 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 | | OR | 0.00 | 0.00 | 3.13 | AC | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 87,640 | | | | | | | |

REVIEW DATE 04/10/2024 BY WWA Total Acres: 3.13 Total Land Value: 87,640 Market: 0 Agricultural: 0 Common: 87,640 PRINTED 07/09/2026 BY SYS