PT GOVT LOT 13 SEC 30-4N-24E
IN OR 2596/1195
ESMT IN OR 2630-396

BENTLEY BRAD LEE & JENEPHER MECHAULE
553273 US HWY 1
HILLIARD, FL 32046

2026

38-4N-24-0000-0006-0000

BUILDING CHARACTERISTICS

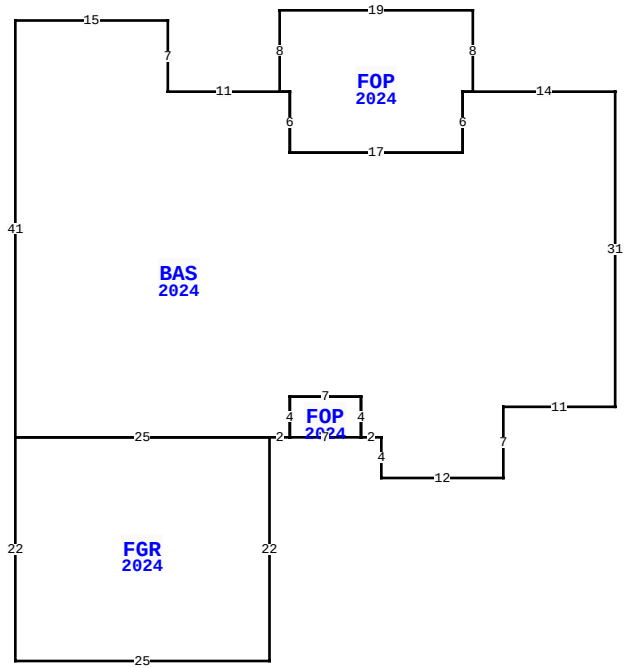
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	1,996	100	2024	1,996	344,991
FGR	550	55	2024	302	52,198
FOP	28	30	2024	8	1,383
FOP	254	30	2024	76	13,136
TOTALS	2,828			2,382	411,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,382	104.6444	173.71	413,777	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 1996 HX Base Yr 2024



553273 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 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		451,644
TOTAL MARKET OB/XF VALUE		58,478
TOTAL LAND VALUE - MARKET		64,400
TOTAL MARKET VALUE		574,522
SOH/AGL Deduction		95,428
ASSESSED VALUE		479,094
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		427,683
TOTAL JUST VALUE		574,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240003128	PRIVATE PROVIDER	50,000	03/19/2024
230006799	CO ISSUED		11/30/2023
230006799	NEW SFR	380,242	05/24/2023
230005682	30X60 STORAGE	0	05/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/1195	10/12/2022	TD	Q	V	01	80,000

GRANTOR: FUQUA FLORENCE R REV

GRANTEE: BENTLEY BRAD LEE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=109,17] W14 W1 S6 W17 N6 W1 W11 N7 W15 S41 E25 E2 N4 E7 S4 E2 S4 E12 N7 E11 N31 $
FGR=[YR=2024;ORIG=50,51] E25 S22 W25 N22 $
FOP=[YR=2024;ORIG=76,9] E19 S8 W1 S6 W17 N6 W1 N8 $
FOP=[YR=2024;ORIG=77,47] E7 S4 W7 N4 $
.

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
2	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		99	4,950	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	
8	0680	POLE SHED	0	100	20	18	360.00	SF	10.00	10.00	100	2025	2024		98	3,528	

LAND DESCRIPTION

TOTAL OB/XF 58,478

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			4.60	AC		1.00	0.50	0.50	28,000.00	14,000.00	64,400							

REVIEW DATE 12/10/2024 BY WW Total Acres: 4.60 Total Land Value: 64,400 Market: 0 Agricultural: 0 Common: 64,400 PRINTED 07/09/2026 BY SYS

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HILLIARD, FL 32046

2026

38-4N-24-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

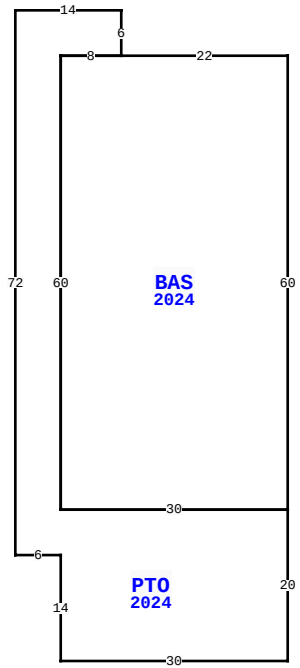
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2024	1,800	38,773
PTO	1,080	5	2024	54	1,163
TOTALS	2,880			1,854	39,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,854	56.3500	21.98	40,751	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2024 Heated Area: 1800 HX Base Yr 2024



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PREVIOUS YEAR MKT VALUE		576,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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2596/1195	10/12/2022	TD	Q	V	01	80,000

GRANTOR: FUQUA FLORENCE R REV
GRANTEE: BENTLEY BRAD LEE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=6,-34] E8 E22 S60 W30 N60 $
PTO=[YR=2024;ORIG=0,-40] S72 E6 S14 E30 N20 W30 N60 E8 N6 W14 $
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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

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