PT OF CLARK & BROWN GRANT
SEC 41-4N-23E IN DB 172/84
(EX OR 14/533)

TIITF/STATE OF FLORIDA
C/O DEP 3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

41-4N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8700	STATE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

554835 US HY 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		0
TOTAL MARKET OB/XF VALUE		24,901
TOTAL LAND VALUE - MARKET		95,200
TOTAL MARKET VALUE		120,101
SOH/AGL Deduction		71,797
ASSESSED VALUE		48,304
TOTAL EXEMPTION VALUE	07	48,304
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		120,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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	0803	ASPHALT C	0	0	0	0	20,858.00	SF	2.00	2.00	100	1970	1970	3	50	20,858	
2	0812	CONCRETE C	0	0	0	0	5,054.00	SF	4.00	4.00	100	1951	1951	3	20	4,043	

LAND DESCRIPTION

TOTAL OB/XF 24,901

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	008700	C	STATE	0		OR	0.00	0.00	2.80	AC		1.00	1.00	1.00	34,000.00	34,000.00	95,200							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 2.80 Total Land Value: 95,200 Market: 0 Agricultural: 0 Common: 95,200 PRINTED 07/09/2026 BY SYS