

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	4 100
Frame	05 STEEL 100
Story Height	18 100
RMS	3 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 OWNER OCC 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4803	06	5,484	160.0052	76.00	416,784	1982	1995	0	0	0	37.00	63.00	

1 STOR WAREH - 0% - 0		Heated Area: 5250		HX Base Yr	
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Quality	06	Quality Level 06		
DOR CODE	2500	REPAIR SERVICE		
MAP NUM		MKT AREA 09		
NEIGHBORHOOD/LOC	9002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,750	100	3,750	179,550
BAS	725	100	725	34,713
BAS	775	100	775	37,107
CAN	30	30	9	431
CAN	750	30	225	10,773
TOTALS	6,030		5,484	262,574

EXTRA FEATURES																	
L N	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	0812	CONCRETE C	0	0	60	26	1,560.00	SF	4.00	4.00	100	1990	1990	3	62	3,869	
2	0430	CL FNC 6B	0	0	0	0	440.00	LF	9.70	9.70	100	1985	1985	3	23	982	
3	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1985	1985	3	23	161	
4	0511	GARAGE CB-	0	0	28	12	336.00	SF	40.00	40.00	100	2000	2000	3	80	10,752	
5	0431	CL FNC 8B	0	0	0	0	211.00	LF	12.50	12.50	100	2000	2000	3	55	1,451	
6	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2000	2000	3	55	495	
7	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	1982	1982	3	20	400	
8	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	1982	1982	3	21	473	

552458 US HWY 1, HILLIARD	BLD DATE	10/29/2020	KK	LGL DATE	
	XF DATE	10/29/2020	KK	LAND DATE	10/29/2020
	INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			262,574
TOTAL MARKET OB/XF VALUE			18,583
TOTAL LAND VALUE - MARKET			141,134
TOTAL MARKET VALUE			422,291
SOH/AGL Deduction			46,094
ASSESSED VALUE			376,197
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			376,197
TOTAL JUST VALUE			422,291
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632569	OTHER - AT&T	20,000	06/01/2016
E007172	NEW CONSTR	0	08/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2491/1280	8/26/2021	WD Q	Q	I	01	395,000
GRANTOR: JACKSON EQUIPMENT INC						
GRANTEE: PALAMARCHUK YAROSLA						
0836/1835	6/09/1998	WD U	U	I	02	200,000
GRANTOR: JACKSON LARRY G						
GRANTEE: JACKSON EQUIPMENT I						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2014] W25 BAS=[YR=1993] W50 CAN=[YR=1993] W25 S30 E25 N30 \$ S30 W25 S30 E75 CAN=[YR=1993] S6 E5 N6 BAS=[YR=2014] E20 N31 W25 S31 E5 \$ W5 \$ N60 \$ S29 E25 N29 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	94,089.00	SF		1.00	1.00	1.00	1.50	1.50	141,134							