

RADHERADHE LLC
552428 US HWY 1
HILLIARD, FL 32046

05-3N-24-2360-0003-0010

BUILDING CHARACTERISTICS

CD CONSTRUCTION

ELEMENT

Roof Structur

04 WOOD TRUSS 100

Roof Cover

04 BUILT-UP 100

Interior Wall

01 MINIMUM 50

Interior Wall

03 PLASTER 50

Interior Floor

11 CLAY TILE 60

Interior Floor

07 CORK/VTILE 40

Ceiling

02 F.NOT SUS 100

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Fixtures

9 100

Frame Story Height

03 MASONRY 100

RMS

8 100
2 100

Stories Units

1. 1. 100
0 100

BUD8 Adjustme

04 DIST 01 100

Occupancy

00 NONE 100

Quality

03 Quality Level 03

DOR CODE

2100 RESTAURANTS/CAFE

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9002.00

TOTALS

1,924

1,473

51,911

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

4 0803 ASPHALT C 0 0 0 0 2,058.00 SF 2.00 2.00 100 1985 1985 3 50 2,058

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1 002100 C RESTAURANT 0 0004 CI 225.00 330.00 71,874.00 SF 1.00 1.00 1.00 1.50 1.50 107,811

REVIEW DATE

07/12/2021

BY

KK

Total Acres:

0.00

Total Land Value:

107,811

Market:

0

Agricultural:

0

Common:

107,811

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MARKET ADJUSTMENTS

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

2101 04 1,473 99.4140 176.21 259,557 1958 1958 0 0 0 80.00 20.00

1 RSTARANT 1 - 0% - 0 Heated Area: 1280 HX Base Yr

BAS 2007

BAS 1994

BAS 2006

BAS 1993

CAN 1993

BLD DATE 07/12/2021 XF DATE 07/12/2021 INC DATE KK LGL DATE LAND DATE AG DATE 07/12/2021 KK

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VALUATION SUMMARY

VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 51,911 TOTAL MARKET OB/XF VALUE 2,058 TOTAL LAND VALUE - MARKET 107,811 TOTAL MARKET VALUE 161,780 SOH/AGL Deduction 103,835 ASSESSED VALUE 57,945 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 57,945 TOTAL JUST VALUE 161,780 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 140,440

SALES DATA

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

1992/0597 7/14/2015 WD U I 40 110,000

GRANTOR:HALLMAN CORNER LLC GRANTEE:RADHERADHE LLC 1695/0071 8/24/2010 WD U I 37 15,000 GRANTOR:MORRIS GEORGE B & ROS GRANTEE:HALLMAN CORNER LLC

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W6 BAS=[YR=2006] W7 BAS=[YR=1994] W14 BAS=[YR=2007] W19 S13 BAS=[YR=1993] S19 E40 N19 W40\$ E19 N13\$ S13 E14 N13\$ S13 E7 N13\$ S32 W40 N32 W6 S37 E52 N37\$.