

PT OF LOT 4 (S-1)
IN OR 1958/1973
PLEASANT PARK SUB PB 2/21

RADHERADHE LLC
552428 US HWY 1
HILLIARD, FL 32046

2023

05-3N-24-2360-0004-0010

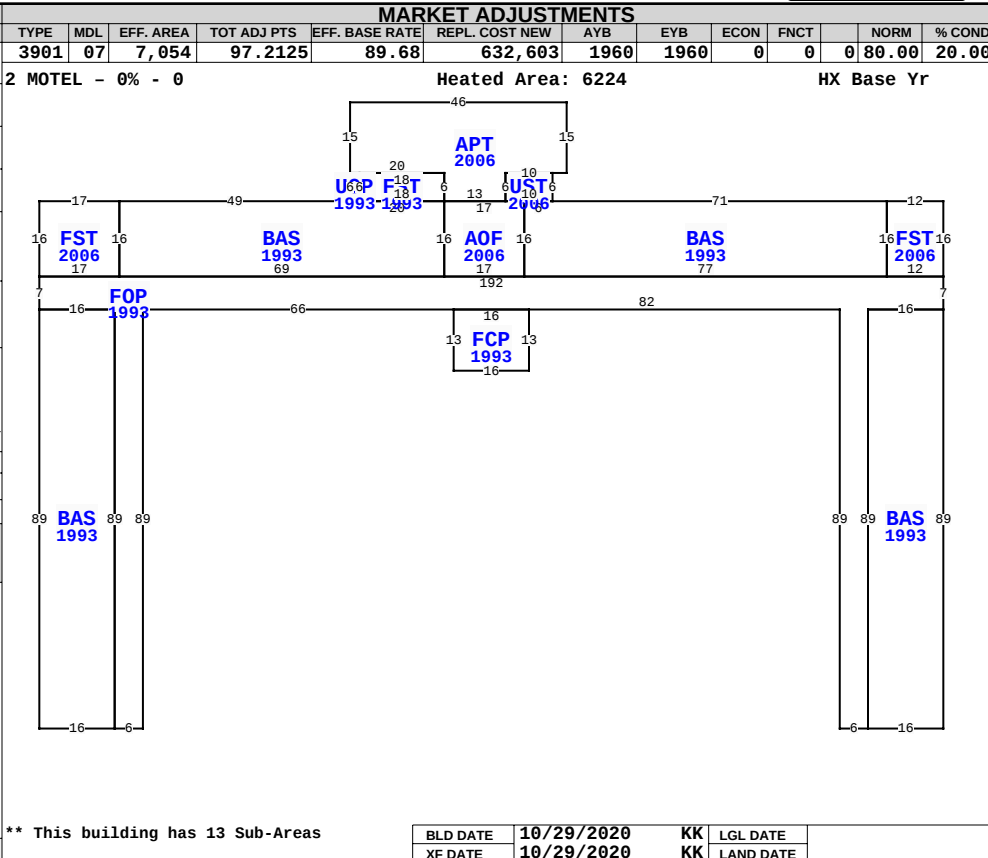


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 90
Exterior Wall	18 CEMENT BRK 10
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	01 MINIMUM 50
Interior Wall	03 PLASTER 50
Interior Floo	11 CLAY TILE 100
Ceiling	02 F.NOT SUS 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Fixtures	63 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	18 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	3900 HOTELS AND MOTELS
MAP NUM	MKT AREA 09

NEIGHBORHOOD/LOC 9002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	272	100	272	4,879
APT	768	100	768	13,775
BAS	1,104	100	1,104	19,801
BAS	1,232	100	1,232	22,097
BAS	1,424	100	1,424	25,541
BAS	1,424	100	1,424	25,541
FCP	208	20	42	753
FOP	2,412	20	482	8,645
FST	108	50	54	969
FST	192	50	96	1,722
TOTALS	9,488		7,054	126,521

EXTRA FEATURES									
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0803	ASPHALT C	0	0	0	0			
2	0810	CONCRETE A	0	0	0	0			
3	0424	CL FNC 6'	0	0	0	0			
4	0463	FENCE GATE	0	0	0	0			
5	0971	ST LGHT OV	0	0	0	0			
7	0940	SHEDS/PORT	0	0	12	10			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	003900	C	MOTEL	0	000
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** This building has 13 Sub-Areas

552428 US HWY 1, HILLIARD

BLD DATE	10/29/2020	KK	LGL DATE	
XF DATE	10/29/2020	KK	LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		0	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		218,842	
SOH/AGL Deduction		57,848	
ASSESSED VALUE		160,994	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		160,994	
TOTAL JUST VALUE		218,842	
NCON VALUE		0	
INCOME VALUE		218,842	
PREVIOUS YEAR MKT VALUE		195,213	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013654	REPAIR/RRF	2,953	09/08/2022
21008524	ROOF	50,000	06/29/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1958/1973	11/24/2014	SW	Q	I	01	200,000
GRANTOR: AUM SHIV LLC						
GRANTEE: RADHERADHE LLC						
1896/1978	1/01/2014	QC	U	I	11	100
GRANTOR: PATEL NARENDRA & VARSH						
GRANTEE: AUM SHIV LLC						

BUILDING NOTES												
BUILDING DIMENSIONS												
FST=[YR=2006] W12 BAS=[YR=1993] W71 UST=[YR=2006] N6 APT=[YR=2006] E3 N15 W46 S15 UOP=[YR=1993] S6 BAS=[YR=1993] W49 FST=[YR=2006] W17 S16 FOP=[YR=1993] S7 BAS=[YR=1993] S89 E16 N89 W16 \$ E16 S89 E6 N89 E66 FCP=[YR=1993] S13 E16 N13 W16 \$ E82 S89 E6 BAS=[YR=1993] E16 N89 W16 S89 \$ N89 E16 N7 W192 \$ E17 N16 \$ S16 E69 N16 W20 \$ E2 FST=[YR=1993] E18 N6 W18 S6 \$ N6 W2 \$ E20 S6 AOF=[YR=2006] S16 E17 N16 W17 \$ E13 N6 E10 \$ W10 S6 E10 \$ W6 S16 E77 N16 \$ S16 E12 N16 \$.												