



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	07 CORK/VTILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	3 100
Frame	05 STEEL 100
Story Height	12 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	01	Quality Level 01	
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,088	100	7,088	450,970
CAN	32	30	10	636
CAN	480	30	144	9,162
FST	912	50	456	29,013
TOTALS	8,512		7,698	489,781

EXTRA FEATURES	
L N	OB/XF CODE
1	0803 ASPHALT C
2	0812 CONCRETE C
5	0978 SECURTY LT
6	0810 CONCRETE A

LAND DESCRIPTION	
L N	USE CODE
1	001100 C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM
1101	04	7,698	70.0500	102.62	789,969	1998	1998	0	0	15	23.00
1 RETAILSTOR - 0% - 2023 Heated Area: 7088 HX Base Yr											
551513 US HWY 1, HILLIARD											
BLD DATE 02/25/2022 KK LGL DATE 02/25/2022 KK LAND DATE 02/25/2022 KK											
XF DATE 02/25/2022 KK INC DATE AG DATE											

TOTAL OB/XF 20,703											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	16,526.00	SF	2.00	2.00	100	1998
2	0812	CONCRETE C	0	0	0	730.00	SF	4.00	4.00	100	1998
5	0978	SECURTY LT	0	0	0	3.00	UT	450.00	450.00	100	1998
6	0810	CONCRETE A	0	0	0	256.00	SF	6.50	6.50	100	1998

TOTAL OB/XF 20,703											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0	0004	C-1	150.00	341.00	51,150.00	SF	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		489,781	
TOTAL LAND VALUE - MARKET		20,703	
TOTAL MARKET VALUE		102,300	
SOH/AGL Deduction		612,784	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		612,784	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		612,784	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		499,919	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120017	SIGN	2,400	02/27/2012
20110246	SIGN	2,400	10/19/2011
9805085	NEW CONSTR	0	05/28/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2539/0882	2/01/2022	WD Q	I	01	
GRANTOR: JOHNSON FLEET AND FAR					
GRANTEE: MOUNTJOY REAL ESTAT					
1717/0603	12/28/2010	WD U	I	37	
GRANTOR: TINDALL JO ANN					
GRANTEE: JOHNSON'S MANAGEMEN					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1998] W68 FST=[YR=1999] W12 S50 CAN=[YR=1999] W4 S8 E4 N8\$ S26 E12 N76\$ S76 W12 S24 CAN=[YR=1999] S6 E80 N6 W80\$ E80 N100\$.	