BLOCK 5 LOT 4 &
BLOCK 7 S24 FT OF LOT 1
IN OR 2114/47

TAU SOUTH LLC
C/O REALTY INCOME CORPORATION, ATTN: PM DEPT # 3589
SAN DIEGO, CA 92130

2023

08-3N-24-2380-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

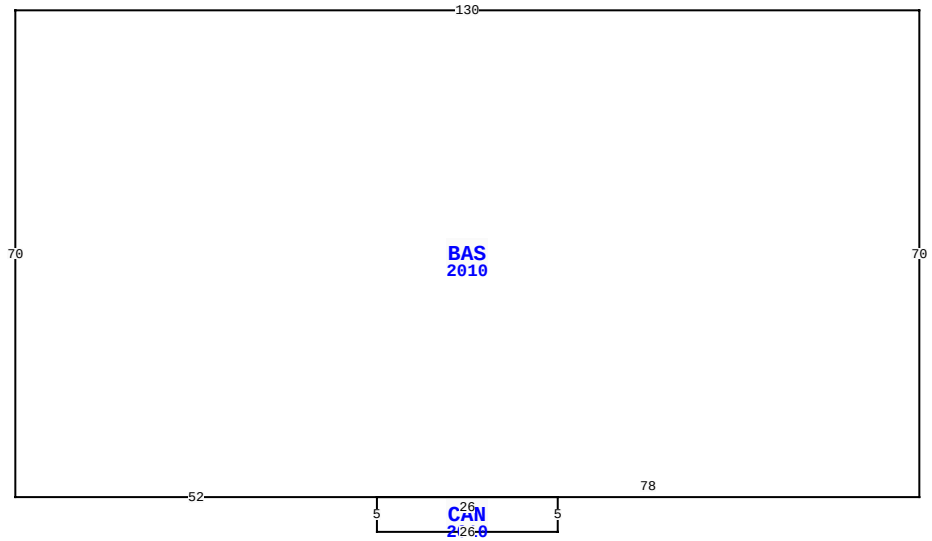
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		15 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	9,100	100	9,100	1,157,596
CAN	130	30	39	4,962
TOTALS	9,230		9,139	1,162,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	9,139	94.3836	138.27	1,263,650	2010	2010	0	0	0	8.00	92.00

2 RETAILSTOR – 0% - 0 Heated Area: 9100 HX Base Yr



551609 US HWY 1, HILLIARD

BLD DATE	02/25/2022	KK	LGL DATE
XF DATE	02/25/2022	KK	LAND DATE 02/25/2022 KK
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,162,558
TOTAL MARKET OB/XF VALUE	75,154
TOTAL LAND VALUE - MARKET	145,368
TOTAL MARKET VALUE	1,383,080
SOH/AGL Deduction	421,993
ASSESSED VALUE	961,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	961,087
TOTAL JUST VALUE	1,383,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	873,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100020	SIGN	25,000	03/25/2010
20100018	DEMOLITION	0	02/19/2010
20100019	NEW CONSTR	690,000	02/19/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2114/0047	4/07/2017	QC	U	I	11	100
GRANTOR: ARC DGHLDFL001 LLC						
GRANTEE: TAU SOUTH LLC						
1714/1628	12/08/2010	WD	U	I	40	1,312,100
GRANTOR: MVG-REH(JAX-HILLIARD)						
GRANTEE: ARC DGHLDFL001 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W130 S70 E52 CAN=[YR=2010] S5 E26 N5 W26$ E78 N70$.

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
5	0803	ASPHALT C	0	0	0	0	16,404.00	SF	2.00	2.00	100	2010	2010	3	68	22,309	
6	0810	CONCRETE A	0	0	18	18	324.00	SF	6.50	6.50	100	2010	2010	3	92	1,938	
7	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2010	2010	3	81	2,049	
8	0446	BOX FNC 6'	0	0	0	0	52.00	LF	20.00	20.00	100	2010	2010	3	50	520	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	81	486	
10	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2010	2010	3	100	600	
11	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2010	2010	3	50	1,250	
13	0422	CL FNC 4'	0	0	0	0	396.00	LF	15.00	15.00	100	2010	2010	3	81	4,811	
14	0400	CONC CURB	0	0	0	0	571.00	LF	15.00	15.00	100	2010	2010	3	94	8,051	
15	0978	SECURTY LT	0	0	0	0	6.00	UT	225.00	225.00	100	2010	2010	3	81	1,094	

TOTAL OB/XF 43,108

LAND DESCRIPTION

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	001100	C	STORE 1FLR	0	0004	C-1	234.00	198.00	48,456.00	SF		1.00	1.00	1.00	3.00	3.00	145,368							

REVIEW DATE 02/25/2022 BY KK Total Acres: 0.00 Total Land Value: 145,368 Market: 0 Agricultural: 0 Common: 145,368 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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DOR CODE	1100	STORES, 1 STORY	
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NEIGHBORHOOD/LOC	6002.00		

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

MARKET ADJUSTMENTS

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	961,087
TOTAL JUST VALUE	1,383,080
NCON VALUE	0
INCOME VALUE	
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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
16	0812	CONCRETE C	0	0	0	0	1,858.00	SF	4.00	4.00	100	2010	2010	3	92	6,837	
17	1126	CB/STC 8"	0	0	0	0	366.00	SF	8.00	8.00	100	2010	2010	3	92	2,694	
18	0810	CONCRETE A	0	0	0	0	429.00	SF	6.50	6.50	100	2010	2010	3	92	2,565	
19	0462	ST/AL FNC	0	0	44	3	132.00	SF	10.00	10.00	100	2010	2010	3	64	845	
20	1123	CB 8"	0	0	524	6	3,144.00	SF	6.15	6.15	100	2010	2010	3	92	17,789	
21	0446	BOX FNC 6'	0	0	0	0	49.00	LF	20.00	20.00	100	2016	2016	3	78	764	
22	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 32,046

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

REVIEW DATE 02/25/2022 BY KK Total Acres: 0.00 Total Land Value: 145,368 Market: 0 Agricultural: 0 Common: 145,368 PRINTED 08/02/2023 BY SYS