

BLOCK 6 LOTS 3 & 4 &
BLOCK 8 SE 1/4 LY 84FT LOTS 1 & 2
IN OR 1844/1670

SHARPE FAMILY INVESTMENTS LTD
100 CYPRESS LAGOON CT
PONTE VEDRA BEACH, FL 32082

2023

08-3N-24-2380-0006-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	9	100
Frame	03	MASONRY 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality 02 Quality Level 02
DOR CODE 1900 PROFESSIONAL BLDG

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,611	100	2,611	129,045
BAS	182	100	182	8,995
CAN	80	30	24	1,186
CAN	96	30	29	1,433
STP	12	10	1	49
STP	57	10	6	296

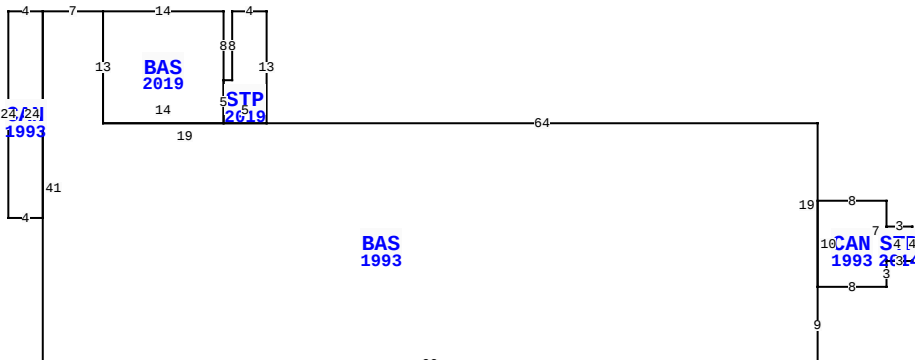
TOTALS 3,038 2,853 141,005

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	0	0	1,054.00	SF	4.00	4.00	100	1980	1980	3	35	1,476	
2	0811	CONCRETE B	0	0	43	25	1,075.00	SF	5.20	5.20	100	1991	1991	3	64	3,578	
3	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1991	1991	3	30	135	
4	1127	BRICK 8"	0	0	0	0	72.00	SF	11.00	11.00	100	1946	1946	3	20	158	
5	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1995	1995	3	20	80	
6	0812	CONCRETE C	0	0	0	0	2,972.00	SF	4.00	4.00	100	1995	1995	3	72	8,559	
7	0810	CONCRETE A	0	0	0	0	341.00	SF	6.50	6.50	100	1991	1991	3	64	1,419	
9	1127	BRICK 8"	0	0	0	0	142.00	SF	11.00	11.00	100	1984	1984	3	81	1,265	
11	0402	CONC BUMPE	0	0	0	0	12.00	UT	25.00	25.00	100	2014	2014	3	97	291	
15	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200	

LAND DESCRIPTION

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	001901	C	MEDICAL OF	0	0004	C-1	0.00	0.00	94,544.00	SF		1.00	1.00	1.00	3.00	3.00	283,632							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1721	04	2,853	86.7672	141.21	402,872	1946	1980		0	0	65.00	35.00	
1 MDL OFFICE - 0% - 0 Heated Area: 2793 HX Base Yr													
													

551616 US HWY 1, HILLIARD

BLD DATE 12/05/2019 KK LGL DATE 12/05/2019 KK
XF DATE 12/05/2019 KK LAND DATE 12/05/2019 KK
INC DATE AG DATE

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TOTAL OB/XF 18,161

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NASSAU COUNTY PROPERTY PAGE 1 of 2 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		708,022
TOTAL MARKET OB/XF VALUE		19,295
TOTAL LAND VALUE - MARKET		283,632
TOTAL MARKET VALUE		1,010,859
SOH/AGL Deduction		504,243
ASSESSED VALUE		506,616
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		506,616
TOTAL JUST VALUE		1,010,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0901001	SIGN	11,500	12/18/2008
B0808099	REPAIR/RRF	4,600	07/31/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1844/1670	2/25/2013	WD U	I	17		250,000

GRANTOR: HILLIARD FIRST ASSEMB

GRANTEE: SHARPE FAMILY INVES

0492/0364 6/01/1986 WD U I 5,700

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 STP=[YR=2019] N13 W4 S8 W1 BAS=[YR=2019]
N8 W14 S13 E14 N5\$ S5 E5\$ W19 N13 W7 CAN=[YR=1993] W4 S24 E4
N24\$ S41 E90 N9 CAN=[YR=1993] E8 N3 STP=[YR=2014] E3 N4 W3
S4\$ N7 W8 S10\$ N19\$.

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