

BLK 7 S 158.5FT OF N 186 FT OF  
LOT 1 & E 120 FT OF N 181.5 FT  
OF LOT 2

POPE GREGORY A & JAMIE/  
551625 US HWY 1  
HILLIARD, FL 32046

2023

08-3N-24-2380-0007-0013



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                  |                                 |         |                                   |             |                |                |             | MARKET ADJUSTMENTS |           |          |             |         |                           |                                     |                      |                                                            |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|---------------------------------|---------|-----------------------------------|-------------|----------------|----------------|-------------|--------------------|-----------|----------|-------------|---------|---------------------------|-------------------------------------|----------------------|------------------------------------------------------------|------|------------------------|------|-----|----|--------|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION     | TYPE                            | MDL     | EFF. AREA                         | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 2 3             |                                     |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 25               | MOD METAL 60     | 1101                            | 04      | 5,695                             | 67.0842     | 98.28          | 559,705        | 1971        | 1975               | 0         | 0        | 0           | 50.00   | 50.00                     | VALUATION BY STANDARD               |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 15               | CONC BLOCK 40    | 1 RETAILSTOR - 24.58% - 2021    |         |                                   |             |                |                |             |                    |           |          |             |         |                           | Heated Area: 5130 HX Base Yr 2021   |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 04               | WOOD TRUSS 100   |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | Tax Group: 3 Tax Dist:              |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 12               | MODULAR MT 100   |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | BUILDING MARKET VALUE 387,440       |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 01               | MINIMUM 100      |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | TOTAL MARKET OB/XF VALUE 25,884     |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 07               | CORK/VILE 100    |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | TOTAL LAND VALUE - MARKET 165,195   |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| Ceiling                                                                                                                                       | 01               | FIN.SUSPD 100    |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | TOTAL MARKET VALUE 578,519          |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100      |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | SOH/AGL Deduction 247,259           |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100   |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | ASSESSED VALUE 331,260              |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| Fixtures                                                                                                                                      | 03               | MASONRY 100      |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | TOTAL EXEMPTION VALUE HX HB 29,987  |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                         | 03               | MASONRY 100      |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | BASE TAXABLE VALUE 301,273          |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| Story Height                                                                                                                                  | 12               | 100              |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | TOTAL JUST VALUE 578,519            |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| RMS                                                                                                                                           | 7                | 100              | NCON VALUE 0                    |         |                                   |             |                |                |             |                    |           |          |             |         |                           |                                     |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                       | 1.               | 1. 100           | INCOME VALUE 3,368,187          |         |                                   |             |                |                |             |                    |           |          |             |         |                           |                                     |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                         | 0                | 100              | PREVIOUS YEAR MKT VALUE 326,964 |         |                                   |             |                |                |             |                    |           |          |             |         |                           |                                     |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                 | 03               | DIST HI 100      |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | PERMIT NUM DESCRIPTION AMT ISSUED   |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | OWNER OCC 100    |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | 20200248 SWIM POOL 0 11/10/2020     |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                       | 02               | Quality Level 02 |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | 9501014 REPAIR/RRF 2,000 01/26/1995 |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                      | 1100             | STORES, 1 STORY  |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           |                                     |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                       |                  | MKT AREA         |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | 06                                  |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              | 6002.00          |                  |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | SALES DATA                          |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE      |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | TOT ADJ AREA                        | SUBAREA MARKET VALUE | OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 70               | 100              |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | 70                                  | 3,440                | 2472/1910 4/27/2021 WD U I 11 100                          |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 3,660            | 100              |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | 3,660                               | 179,853              | GRANTOR: POPE WINIFRED                                     |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| CAN                                                                                                                                           | 419              | 30               |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           | 126                                 | 6,192                | GRANTEE: POPE GREGORY & JAMI                               |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| FST                                                                                                                                           | 117              | 50               | 58                              | 2,850   | 2027/0672 2/04/2016 QC U I 11 100 |             |                |                |             |                    |           |          |             |         |                           |                                     |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| HXB                                                                                                                                           | 600              | 100              | 600                             | 29,484  | GRANTOR: POPE WINIFRED & GREGO    |             |                |                |             |                    |           |          |             |         |                           |                                     |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| HXB                                                                                                                                           | 800              | 100              | 800                             | 39,312  | GRANTEE: POPE WINIFRED 1/2 I      |             |                |                |             |                    |           |          |             |         |                           |                                     |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| UST                                                                                                                                           | 953              | 40               | 381                             | 18,723  | BUILDING NOTES                    |             |                |                |             |                    |           |          |             |         |                           |                                     |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        | 6,619            |                  | 5,695                           | 279,852 | BUILDING DIMENSIONS               |             |                |                |             |                    |           |          |             |         |                           |                                     |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                  |                                 |         |                                   |             |                |                |             |                    |           |          |             |         | 551625 US HWY 1, HILLIARD |                                     |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                             | 0803             | ASPHALT C        | 0                               | 100     | 0                                 | 0           | 22,068.00      | SF             | 2.00        | 2.00               | 100       | 1980     | 1980        | 3       | 50                        | 22,068                              |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0402             | CONC BUMPE       | 0                               | 100     | 0                                 | 0           | 14.00          | UT             | 25.00       | 25.00              | 100       | 1980     | 1980        | 3       | 49                        | 172                                 |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0466             | FNC GT 20'       | 0                               | 100     | 0                                 | 0           | 1.00           | UT             | 750.00      | 750.00             | 100       | 1980     | 1980        | 3       | 20                        | 150                                 |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                             | 0430             | CL FNC 6B        | 0                               | 100     | 0                                 | 0           | 770.00         | LF             | 9.70        | 9.70               | 100       | 1980     | 1980        | 3       | 20                        | 1,494                               |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                             | 0810             | CONCRETE A       | 0                               | 100     | 11                                | 7           | 77.00          | SF             | 6.50        | 6.50               | 100       | 1997     | 1997        | 3       | 75                        | 375                                 |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                             | 6001             | ROLLUP DR        | 0                               | 100     | 0                                 | 0           | 1.00           | UT             | 400.00      | 400.00             | 100       | 1997     | 1997        | 3       | 20                        | 80                                  |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                             | 0464             | FNC GT 10'       | 0                               | 100     | 10                                | 0           | 2.00           | UT             | 350.00      | 350.00             | 100       | 2012     | 2012        | 3       | 85                        | 595                                 |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| 8                                                                                                                                             | 0466             | FNC GT 20'       | 0                               | 100     | 22                                | 0           | 1.00           | UT             | 750.00      | 750.00             | 100       | 1980     | 1980        | 3       | 20                        | 150                                 |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| 9                                                                                                                                             | 1242             | WD DECK A        | 0                               | 100     | 36                                | 4           | 144.00         | SF             | 10.00       | 10.00              | 100       | 2010     | 2010        | 3       | 50                        | 720                                 |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| 10                                                                                                                                            | 6001             | ROLLUP DR        | 0                               | 100     | 0                                 | 0           | 1.00           | UT             | 400.00      | 400.00             | 100       | 1990     | 1990        | 3       | 20                        | 80                                  |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                  |                                 |         |                                   |             |                |                |             |                    |           |          |             |         | TOTAL OB/XF 25,884        |                                     |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                             | 001100           | C                | STORE 1FLR                      | 0       | 0004                              | C-1         | 0.00           | 0.00           | 33,285.00   | SF                 |           | 1.00     | 1.00        | 1.00    | 3.00                      | 3.00                                | 99,855               |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 001100           | C                | STORE 1FLR                      | 0       | 0004                              |             | 0.00           | 0.00           | 21,780.00   | SF                 |           | 1.00     | 1.00        | 1.00    | 3.00                      | 3.00                                | 65,340               |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/14/2020 BY KKA Total Acres: 0.00 Total Land Value: 165,195 Market: 0 Agricultural: 0 Common: 165,195 PRINTED 08/02/2023 BY SYS |                  |                  |                                 |         |                                   |             |                |                |             |                    |           |          |             |         |                           |                                     |                      |                                                            |      |                        |      |     |    |        |  |  |  |  |  |  |  |  |  |  |

**POPE GREGORY A & JAMIE/  
551625 US HWY 1  
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