

LL PROPERTIES OF HILLIARD LLC
171194 HODGES RD
HILLIARD, FL 32046

08-3N-24-2380-0009-0013

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100
04 WOOD TRUSS 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 100
02 F.NOT SUS 100
03 CENTRAL 100
04 AIR DUCTED 100

4 100
02 WOOD FRAME 100
8 100

7 100
1. 1. 100
0 100
03 DIST HI 100
00 NONE 100

03 Quality Level 03
1700 OFFICE BUILDINGS
MAP NUMMKT AREA06
NEIGHBORHOOD/LOC6002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	23,085
BAS	168	100	168	4,328
CAN	152	30	46	1,185
STP	28	10	3	77
UOP	180	20	36	928

TOTALS1,4241,14929,603

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

1701041,14990.7200128.82148,014194719700080.0020.00

1 OFFICE 1&2 - 0% - 0Heated Area: 1064HX Base Yr

Floor plan diagram showing building layout with area labels: UOP 2019, BAS 2019, BAS 1993, CAN 1994, STP 2005.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE29,603

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET31,500

TOTAL MARKET VALUE61,103

SOH/AGL Deduction11,130

ASSESSED VALUE49,973

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE49,973

TOTAL JUST VALUE61,103

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE45,430

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/1691	1/07/2021	WD	U	I	30	100

GRANTOR: LOYD FRANKLIN E & FRA

GRANTEE: LL PROPERTIES OF HI

2196/09675/14/2018WDUI3727,500

GRANTOR: BRANNAN KENNETH L &

GRANTEE: LAYDEN FRANCIS M JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W4 UOP=[YR=2019] N9 W20 S9 E20\$ W10
BAS=[YR=1993] W14 S38 E9 CAN=[YR=1994] S8 E1 STP=[YR=2005]
S4 E7 N4 W7\$ E18 N8 W19\$ E19 N26 W14 N12\$ S12 E14 N12\$.

LAND DESCRIPTION

LUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETO OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001700C1STORY OFF00004C-150.00200.0010,500.00SF1.001.001.003.003.0031,500

REVIEW DATE03/05/2019BYTW

Total Acres: 0.00Total Land Value: 31,500Market: 0Agricultural: 0Common: 31,500PRINTED 08/02/2023 BY SYS