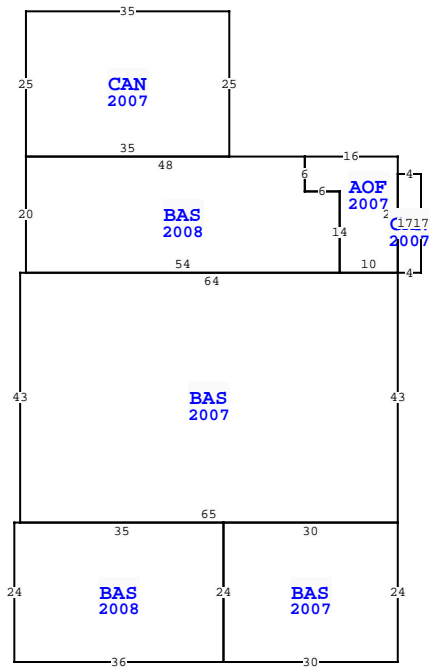




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	10	ABOVE AVG	10
Roof Structure	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	80
Interior Wall	05	DRYWALL	20
Interior Floor	03	CONC FINSH	100
Ceiling	04	NONE	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		2	100
Frame	03	MASONRY	100
Story Height		14	100
RMS		5	100
Stories	1.	1.	100
Class	00	.	100
Units		0	100
BUD8 Adjustme	03	DIST HI	100
Quality	00	Quality	Level 02
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
AOF	236	185	437
BAS	720	100	720
BAS	2,795	100	2,795
BAS	864	100	864
BAS	1,044	100	1,044
CAN	68	30	20
CAN	875	30	262
TOTALS	6,602		6,142
			194,087

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SERV SHOP	- 0%	- 0		388,174	1951	1951	0	0	0	50.00	50.00	
Heated Area: 5659 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			486,396
TOTAL MARKET OB/XF VALUE			17,338
TOTAL LAND VALUE - MARKET			177,393
TOTAL MARKET VALUE			681,127
SOH/AGL Deduction			260,648
ASSESSED VALUE			420,479
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			420,479
TOTAL JUST VALUE			681,127
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			449,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210039	CELL TOWER	120,000	03/02/2021
B0901015	SIGN	2,000	01/22/2009
B0901009	ADDITION	500	01/13/2009
M0901014	H/AC	9,000	01/13/2009
0704061	ADDITION	55	04/25/2007
0704056	SIGN	700	04/08/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/1415	6/30/2005	WD	Q	I		250,000
GRANTOR: GUYNN TROY L & CLARA						
GRANTEE: L & B LANDS INC						
0236/0065	3/01/1977	WD	U	V		14,000
GRANTOR:						
GRANTEE:						

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	12,533.00	SF	2.00	2.00	100	1980	1980	3	35	8,773	
2	0462	ST/AL FNC	0	0	0	0	345.00	SF	10.00	10.00	100	2007	2007	3	52	1,794	
3	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2007	2007	3	35	140	
4	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2008	2008	3	76	342	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1970	1970	3	20	90	
6	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1980	1980	3	20	240	
7	0681	POLE SHED	0	0	23	7	161.00	SF	15.00	15.00	100	2001	2001	3	30	725	
8	0681	POLE SHED	0	0	9	6	54.00	SF	15.00	15.00	100	2001	2001	3	30	243	
9	0810	CONCRETE A	0	0	23	11	253.00	SF	6.50	6.50	100	2007	2007	3	89	1,464	
10	1123	CB 8"	0	0	46	6	276.00	SF	6.15	6.15	100	2007	2007	3	89	1,511	

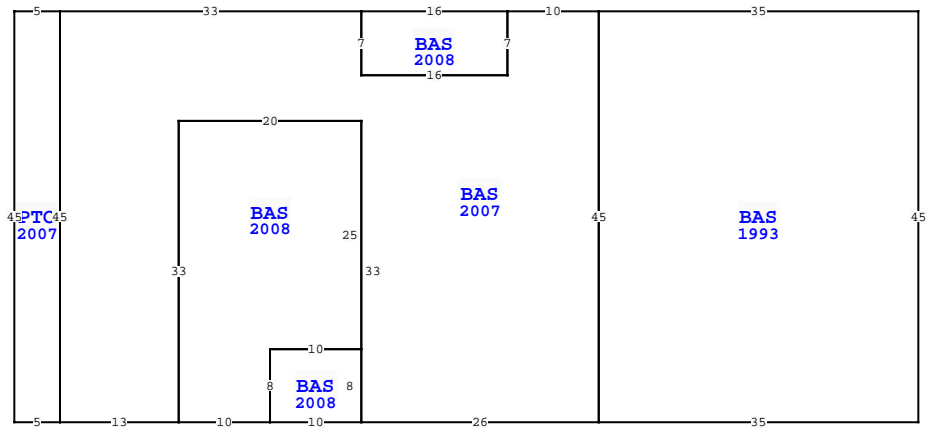
TOTAL OB/XF														15,322										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE 1FLR	0	0004	C-1	0.00	0.00	118,262.00	SF		1.00	1.00	0.50	3.00	1.50	177,393							

BUILDING NOTES													
CAN=[YR=2007] W3S25BAS=[YR=2008] S20 BAS=[YR=2007] W1S43BAS=[YR=2008] W1S24E36 N24BAS=[YR=2007] S24E30N24W30\$W35\$ E65N43W64\$E54N14W6N6AOF=[YR=2007] S6 E6S14E10CAN=[YR=2007] E4N17W4S17\$N20 W16\$W48\$E35N25\$.													

REVIEW DATE 05/27/2022 BY KK																								
Total Acres: 0.00					Total Land Value: 177,393					Market: 0					Agricultural: 0					Common: 177,393				

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	50
Exterior Wall	17	CB STUCCO	50
Roof Structure	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	CORK/VTILE	70
Interior Floor	03	CONC FINSH	30
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		12	100
Frame	03	MASONRY	100
Common Wall		7	100
Story Height		10	100
RMS		5	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	03	DIST HI	100
Quality	08	Quality	Level 03
DOR CODE	1100	STORES, 1	STORY
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	NBHD SHOP	- 0%	- 0								
Heated Area: 4230						HX Base Yr					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	1,575	108,557
BAS	1,883	100	1,883	129,785
BAS	80	100	80	5,514
BAS	112	100	112	7,719
BAS	580	100	580	39,977
PTO	225	5	11	758
TOTALS	4,455		4,241	292,309

37511 W FIRST ST, HILLIARD

BLD DATE	05/27/2022	KK	LGL DATE	
XF DATE	05/27/2022	KK	LAND DATE	05/27/2022
INC DATE			AG DATE	

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
25	0351	CARPOT MT	0	0	20	16		6.60	6.60	100	2018	2018	3	86	1,816	
26	4950	BOLLARD	0	0	0	0		100.00	100.00	100	2020	2020	3	100	200	

TOTAL OB/XF 2,016

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

NASSAU COUNTY PROPERTY			PAGE 2 of 2	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			486,396	
TOTAL MARKET OB/XF VALUE			17,338	
TOTAL LAND VALUE - MARKET			177,393	
TOTAL MARKET VALUE			681,127	
SOH/AGL Deduction			260,648	
ASSESSED VALUE			420,479	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			420,479	
TOTAL JUST VALUE			681,127	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			449,309	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0702038	ELEC OTHER	300	03/06/2007
0702037	REMODEL	0	02/23/2007
0702027	OTHER	0	02/20/2007
0610135	ADDITION	25,000	09/19/2006
0701006	ADDITION	0	09/19/2006
0701020	MECH OTHER	129	09/19/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/1415	6/30/2005	WD	Q	I		250,000
GRANTOR: GUYNN TROY L & CLARA						
GRANTEE: L & B LANDS INC						
0236/0065	3/01/1977	WD	U	V		14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W35 BAS=[YR=2007] W10 BAS=[YR=2008] W16S7E16N7SS7W16N7W33 PTO=[YR=2007] W5S45E5N45SS45E13 BAS=[YR=2008] E10BAS=[YR=2008] E10N8W10S8\$ N8E10N25W20S33\$N33E20S33E26N45 \$S45E35N45\$.											