

ROASTED ROOSTER COFFEE COMPANY
551690 US HWY 1
HILLIARD, FL 32046

08-3N-24-2380-0010-0033

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

16 WD FR STUC 70

Exterior Wall

05 AVERAGE 30

RooF Structur

04 WOOD TRUSS 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

03 CONC FINSH 100

Ceiling

02 F.NOT SUS 100

Air Condition

02 WINDOW 100

Heating Type

03 FORCED AIR 100

Fixtures

2 100

Frame

02 WOOD FRAME 100

Story Height

10 100

RMS

4 100

Stories

1. 1. 100

Units

0 100

BUD8 Adjustme

03 DIST HI 100

Occupancy

00 NONE 100

Quality

03 Quality Level 03

DOR CODE

1100STORES, 1 STORY

MAP NUM

MKT AREA06

NEIGHBORHOOD/LOC

6002.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

AOFBASCANFCPST

210112369340364

100100303050

210112111102182

12,8746,8666,8056,25311,158

TOTALS

1,39571743,956

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B0000550.00SF5.205.20100198019803351,001

20811CONCRETE B0000612.00SF5.205.20100199319933682,164

40476VF 6 SBPL000060.00LF32.0032.00100201620163921,766

50424CL FNC 6'000012.00LF20.0020.0010020182018395228

60463FENCE GATE00002.00UT300.00300.0010020182018395570

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001100CSTORE 1FLR00004C-160.0090.005,400.00SF1.001.001.004.004.0021,600

REVIEW DATE10/24/2018BYKKTotal Acres: 0.00Total Land Value: 21,600Market: 0Agricultural: 0Common: 21,600PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

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

11010471783.6902122.6187,911194219620050.0050.00

1 RETAILSTOR - 0% - 0Heated Area: 322HX Base Yr

3826153

14BAS199314FST199314AOF199314

3437

182017CAN1993

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE43,956

TOTAL MARKET OB/XF VALUE5,729

TOTAL LAND VALUE - MARKET21,600

TOTAL MARKET VALUE71,285

SOH/AGL Deduction27,572

ASSESSED VALUE43,713

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE43,713

TOTAL JUST VALUE71,285

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE41,798

SALES DATA

OFF RECORD NumberDATE

2650/256/22/2023

TYPE INSTWDQ

Q / V / I

RSN CD05

SALE PRICE182,000

GRANTOR: GUYNN GERALD J & DAPH

GRANTEE: ROASTED ROOSTER COF

1686/13177/01/2010QCUII11100

GRANTOR: GUYNN CLARA N

GRANTEE: GUYNN GERALD J & DA

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W15 FST=[YR=1993] W26 BAS=[YR=1993] W8
CAN=[YR=1993] W3 S37 E18 FCP=[YR=1993] S17 E20 N17 W20\$ E37
N37 W3 S34 W49 N34\$ S14 E8 N14 \$ S14 E26 N14\$ S14 E15 N14\$.