

BLK 11 PT OF LOT 1 IN
OR 1553/683
TOWN OF HILLIARD S/D PBK 1-28

GUYNN CLARA N
PO BOX 777
HILLIARD, FL 32046-0777

2023

08-3N-24-2380-0011-0016



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND									
Exterior Wall	20	FACE BRICK 70								2101	04	2,702	82.4345	146.12	394,816	1980	1980	0	0	0	65.00	35.00	STANDARD							
Exterior Wall	05	AVERAGE 30								1 RSTARANT 1 - 0% - 0										Heated Area: 2513										
Roof Structur	04	WOOD TRUSS 100																		HX Base Yr										
Roof Cover	03	COMP SHNGL 50																												
Roof Cover	04	BUILT-UP 50																												
Interior Wall	02	WALL BD/WD 70																												
Interior Wall	06	CUST PANEL 30																												
Interior Floor	07	CORK/VTILE 100																												
Ceiling	02	F.NOT SUS 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Fixtures	14	100																												
Frame	03	MASONRY 100																												
Story Height	9	100																												
RMS	5	100																												
Stories	1.	1. 100																												
Units	0	100																												
BUD8 Adjustme	03	DIST HI 100																												
Qualifancy	00	ONE II 90 Level 02																												
DOR CODE	2100	RESTAURANTS/CAFE																												
MAP NUM									MKT AREA								06													
NEIGHBORHOOD/LOC	6002.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,955	100	1,955	99,983																										
BAS	558	100	558	28,537																										
CAN	108	30	32	1,637																										
CAN	168	30	50	2,557																										
CAN	90	30	27	1,381																										
CAN	100	30	30	1,534																										
FST	100	50	50	2,557																										
TOTALS	3,079		2,702	138,186																										
EXTRA FEATURES					551705 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													
2	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40														
3	0812	CONCRETE C	0	0	0	0	5,290.00	SF	4.00	4.00	100	1980	1980	3	35	7,406														
4	0964	HALON SYST	0	0	12	3	36.00	SF	50.00	50.00	100	2000	2000	3	80	1,440														
5	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	2000	2000	3	85	128														
6	0443	STK FNC 6'	0	0	0	0	46.00	LF	10.00	10.00	100	2007	2007	3	35	161														
7	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2007	2007	3	74	666														
8	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2007	2007	3	35	280														
9	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1990	1990	3	29	451														
TOTAL OB/XF																		10,572												
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	002100	C	RESTAURANT	0	0004	C-1	91.00	100.00	9,100.00	SF		1.00	1.00	1.00	4.00	4.00	36,400													
REVIEW DATE 04/29/2021 BY TWJH Total Acres: 0.00 Total Land Value: 36,400 Market: 0 Agricultural: 0 Common: 36,400 PRINTED 08/02/2023 BY SYS																														