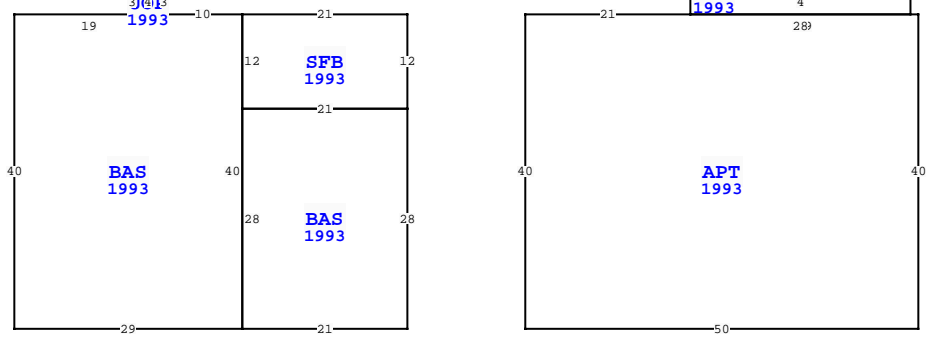


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		10 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
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		
1	RETAILSTOR	- 0%	- 0									Heated Area: 3950	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			295,108
TOTAL MARKET OB/XF VALUE			2,970
TOTAL LAND VALUE - MARKET			18,900
TOTAL MARKET VALUE			316,978
SOH/AGL Deduction			123,184
ASSESSED VALUE			193,794
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			193,794
TOTAL JUST VALUE			316,978
NCON VALUE			0
INCOME VALUE			1,390,299
PREVIOUS YEAR MKT VALUE			205,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120031	REMODEL	2,500	03/20/2012
87-717	N/A	3,000	02/09/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0493/0736	7/01/1986	WD	U	I		76,000

BUILDING NOTES						
GRANTOR:						
GRANTEE:						
0420/0425	5/01/1984	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING DIMENSIONS						
SFB=[YR=1993] W21 BAS=[YR=1993] W10 UOP=[YR=1993] N3 W4 S3 E4\$ W19 S40 E29 BAS=[YR=1993] E21 N28 W21 S28\$ N40\$ S12 E21 N12\$ PTR=E15 APT=[YR=1993] E21 BAL=[YR=1993] N6 E8 S3 E4 STR=[YR=1993] N11 E8 S4 W4 S7 W4\$ E8 N3 E8 S6 W28\$ E29 S40 W50 N40\$ W15\$.						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	2,000	100	2,000	148,370
BAL	132	15	20	1,484
BAS	588	100	588	43,621
BAS	1,160	100	1,160	86,055
SFB	252	80	202	14,986
STR	60	10	6	445
UOP	12	20	2	149
TOTALS	4,204		3,978	295,108

551714 US HWY 1, HILLIARD

BLD DATE	01/22/2020	KKA	LGL DATE	
XF DATE	01/22/2020	KKA	LAND DATE	01/22/2020
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
1	0812	CONCRETE C	0	0	0	1,538.00	SF	2.00	2.00	100	1960	1960	3	20	615	
2	0810	CONCRETE A	0	0	8	152.00	SF	6.50	6.50	100	1975	1975	3	27	267	
3	1242	WD DECK A	0	0	15	90.00	SF	10.00	10.00	100	2010	2010	3	50	450	
4	0940	SHEDS/PORT	0	0	14	84.00	SF	30.00	30.00	100	2013	2013	3	65	1,638	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0	0004		45.00	105.00	4,725.00	SF		1.00	1.00	1.00	4.00	4.00	18,900							