BLOCK 12 LOT S 301/2 FT
OF W1/2 OF 2
IN OR 1825/868

GUYNN GERALD J &/HADDOCK PATRICIA
456652 OLD DIXIE HWY
HILLIARD, FL 32046

2023

08-3N-24-2380-0012-0024

BUILDING CHARACTERISTICS

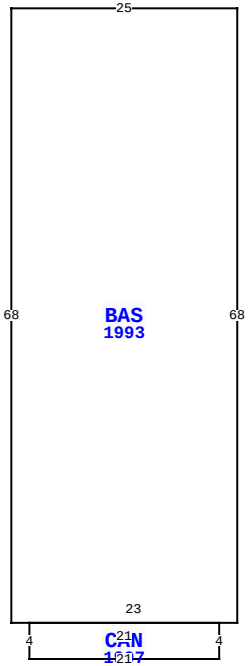
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 80
Interior Floo	08	SHT VINYL 20
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	OO	OWNER OCC 100
Quality	02	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	SUBAREA MARKET VALUE
BAS	1,700	100	1,700	89,378
CAN	84	30	25	1,315
TOTALS	1,784		1,725	90,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,725	71.7728	105.15	181,384	1942	1942	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1700 HX Base Yr



551700 US HWY 1, HILLIARD

BLD DATE	12/09/2019 KKA	LGL DATE	
XF DATE	12/09/2019 KKA	LAND DATE	12/09/2019 KKA
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	90,692
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,600
TOTAL MARKET VALUE	103,292
SOH/AGL Deduction	65,001
ASSESSED VALUE	38,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,291
TOTAL JUST VALUE	103,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1825/0868	10/11/2012	WD	U	I	30	100
GRANTOR: GUYNN CLARA N						
GRANTEE: GUYNN GERALD J & PA						
1306/0254	3/31/2005	WD	Q	I		30,000
GRANTOR: ST JOHNS MORTGAGE MGM						
GRANTEE: GUYNN TROY L & CLAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S68 E2 CAN=[YR=1997] S4 E21 N4 W21$ E23 N68$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001100	C	STORE 1FLR	0	0004	C-1	30.00	105.00	3,150.00	SF		1.00	1.00	1.00	4.00	4.00	12,600							

REVIEW DATE 12/09/2019 BY KKA Total Acres: 0.00 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 08/02/2023 BY SYS