BLOCK 12 LOT S1/4 OF 3
IN OR 284 PG 229
TOWN OF HILLIARD

HOFFMAN JAMES
PO BOX 818
HILLIARD, FL 32046-0818

2023

08-3N-24-2380-0012-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

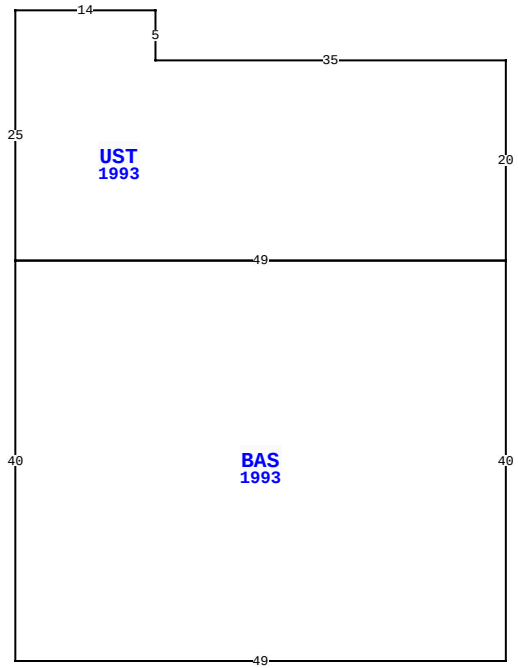
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 90
Interior Floo	05	ASPH TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
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	1,960	100	1,960	78,024
UST	1,050	40	420	16,719
TOTALS	3,010		2,380	94,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,380	67.9298	99.52	236,858	1948	1948	10	0	0	50.00	40.00

1 RETAILSTOR – 0% - 0 Heated Area: 1960 HX Base Yr



551722 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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	94,743
TOTAL MARKET OB/XF VALUE	2,808
TOTAL LAND VALUE - MARKET	41,600
TOTAL MARKET VALUE	139,151
SOH/AGL Deduction	54,229
ASSESSED VALUE	84,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,922
TOTAL JUST VALUE	139,151
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0284/0229	1/01/1979	CT	Q	I		15,600
GRANTOR:						
GRANTEE:						
0218/0381	1/01/1976	WD	Q	I		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W35 N5 W14 S25 BAS=[YR=1993] S40 E49 N40 W49$ E49 N20$.

EXTRA FEATURES

LN	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	0446	BOX FNC 6'	0	0	0	0	40.00	LF	20.00	20.00	100	2005	2005	3	27	216	
2	0940	SHEDS/PORT	0	0	20	16	320.00	SF	30.00	30.00	100	2005	2005	3	27	2,592	

LAND DESCRIPTION

TOTAL OB/XF 2,808

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	52.00	200.00	10,400.00	SF		1.00	1.00	1.00	4.00	4.00	41,600							

REVIEW DATE 12/09/2019 BY KKA Total Acres: 0.00 Total Land Value: 41,600 Market: 0 Agricultural: 0 Common: 41,600 PRINTED 08/02/2023 BY SYS