

BLOCK 13 PT OF LOT 4
IN OR 2423/1689
TOWN OF HILLIARD

LL PROPERTIES OF HILLIARD LLC/
171194 HODGES RD
HILLIARD, FL 32046

2023

08-3N-24-2380-0013-0042



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	17	CB STUCCO 80	1101	04	1,986	111.1320	162.81	323,341	1965	1985	0	0	0	50.00	50.00	VALUATION BY STANDARD													
Exterior Wall	19	COMMON BRK 20	1 RETAILSTOR - 0% - 0													Heated Area: 1924 HX Base Yr													
Roof Structure	04	WOOD TRUSS 100														Tax Group: 3 Tax Dist:													
Roof Cover	04	BUILT-UP 100														BUILDING MARKET VALUE 161,670													
Interior Wall	05	DRYWALL 80														TOTAL MARKET OB/XF VALUE 18,575													
Interior Wall	01	MINIMUM 20														TOTAL LAND VALUE - MARKET 86,610													
Interior Floor	11	CLAY TILE 80														TOTAL MARKET VALUE 266,855													
Interior Floor	08	SHT VINYL 20														SOH/AGL Deduction 75,186													
Ceiling	02	F.NOT SUS 100														ASSESSED VALUE 191,669													
Air Condition	03	CENTRAL 100														TOTAL EXEMPTION VALUE 0													
Heating Type	04	AIR DUCTED 100														BASE TAXABLE VALUE 191,669													
Fixtures	6	100														TOTAL JUST VALUE 266,855													
Frame	03	MASONRY 100	NCON VALUE 0																										
Story Height	11	100	INCOME VALUE																										
RMS	3	100	PREVIOUS YEAR MKT VALUE 174,245																										
Stories	1.	1. 100																											
Units	0	100																											
BUD8 Adjustme	03	DIST HI 100																											
Occupancy	00	OWNERS OCC 00																											
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	1,924	100	1,924	156,623																									
CAN	48	30	14	1,140																									
FST	96	50	48	3,908																									
TOTALS	2,068		1,986	161,670																									
EXTRA FEATURES					551769 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														
1	0402	CONC BUMPE	0	0	0			16.00	UT	25.00				25.00	196														
2	0803	ASPHALT C	0	0	0			14,125.00	SF	2.00				2.00	14,125														
3	0810	CONCRETE A	0	0	0			102.00	SF	6.50				6.50	232														
4	0510	GARAGE WD-	0	0	24	12		288.00	SF	26.25				26.25	3,326														
5	0972	ST LGHT UN	0	0	0	0		1.00	UT	1,265.00				1,265.00	696														
TOTAL OB/XF 18,575																													
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	001100	C	STORE 1FLR	0	0004	C-1	0.00	0.00	28,870.00	SF		1.00	1.00	1.00	3.00	3.00	86,610												
REVIEW DATE 07/23/2019 BY KK Total Acres: 0.00 Total Land Value: 86,610 Market: 0 Agricultural: 0 Common: 86,610 PRINTED 08/02/2023 BY SYS																													