



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	25	MOD METAL 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height		18 100
RMS		8 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC	6002.00
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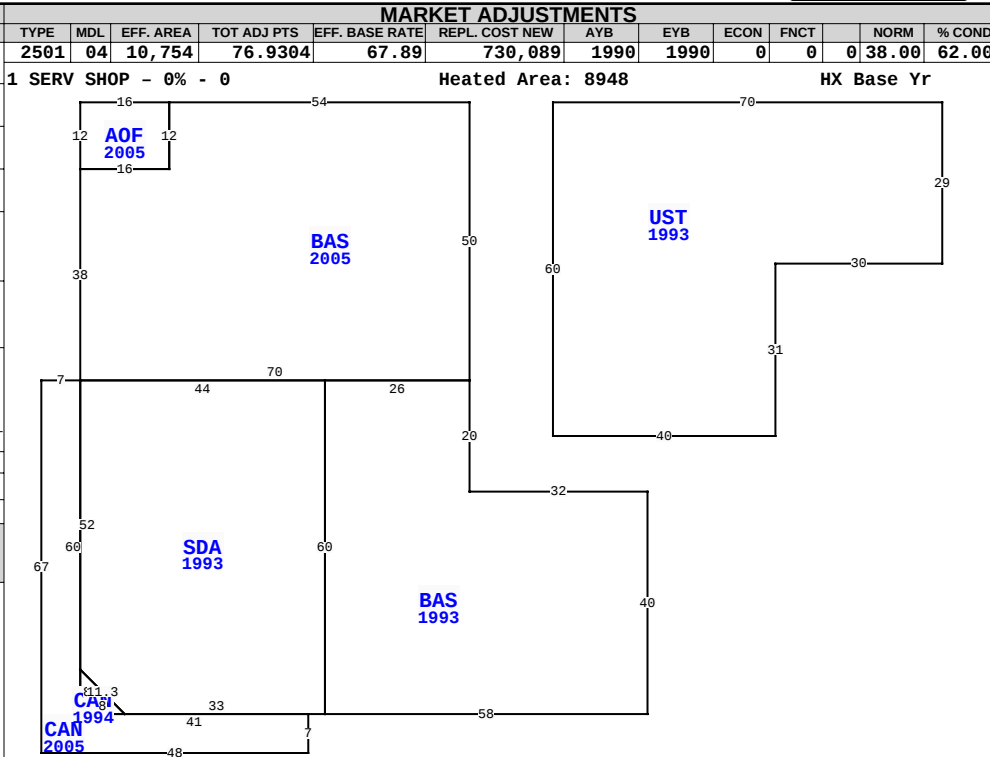
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	192	100	192	8,082
BAS	2,840	100	2,840	119,541
BAS	3,308	100	3,308	139,240
CAN	32	30	10	421
CAN	756	30	227	9,555
SDA	2,608	110	2,869	120,761
UST	3,270	40	1,308	55,056

TOTALS	13,006		10,754	452,655
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	12,813.00	SF	4.00	4.00	100	1990
3	0812	CONCRETE C	0	0	0	2,606.00	SF	4.00	4.00	100	2001
4	6001	ROLLUP DR	0	0	0	10.00	UT	400.00	400.00	100	1999
6	4950	BOLLARD	0	0	0	6.00	UT	100.00	100.00	100	1990
7	0505	FLAGPOLE A	0	0	0	37.00	LF	50.00	50.00	100	1990
8	0424	CL FNC 6'	0	0	0	182.00	LF	20.00	20.00	100	1990
9	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	1990

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002500	C	SRVC SHOPS	0	0004	C-1	0.00	0.00	39,370.00	SF	

REVIEW DATE	07/12/2021	BY	KK
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BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	07/12/2021
INC DATE			AG DATE	

551797 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	0812	CONCRETE C	0	0	0	12,813.00	SF	4.00	4.00	100	1990	1990	3	62	31,776	
3	0812	CONCRETE C	0	0	0	2,606.00	SF	4.00	4.00	100	2001	2001	3	82	8,548	
4	6001	ROLLUP DR	0	0	0	10.00	UT	400.00	400.00	100	1999	1999	3	20	800	
6	4950	BOLLARD	0	0	0	6.00	UT	100.00	100.00	100	1990	1990	3	100	600	
7	0505	FLAGPOLE A	0	0	0	37.00	LF	50.00	50.00	100	1990	1990	3	20	370	
8	0424	CL FNC 6'	0	0	0	182.00	LF	20.00	20.00	100	1990	1990	3	28	1,019	
9	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	1990	1990	3	28	84	

TOTAL OB/XF	43,197
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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	002500	C	SRVC SHOPS	0	0004	C-1	0.00	0.00	39,370.00	SF		1.00	1.00	1.00	3.00	3.00	118,110							

Total Acres:	0.00	Total Land Value:	118,110	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	452,655
TOTAL MARKET OB/XF VALUE	43,197
TOTAL LAND VALUE - MARKET	118,110
TOTAL MARKET VALUE	613,962
SOH/AGL Deduction	147,310
ASSESSED VALUE	466,652
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	466,652
TOTAL JUST VALUE	613,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0590/0524	2/09/1990	WD	Q	V		55,000	
GRANTOR: MEAGHER SHIRLEY O							
GRANTEE: FRANKLIN CARROLL &							
0146/0200	1/01/1973	WD	Q	I		12,400	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2005] W54 AOF=[YR=2005] W16 S12 E16 N12 S \$ S12 W16 S38 CAN=[YR=2005] W7 S67 E48 N7 SDA=[YR=1993] E3 BAS=[YR=1993] E58 N40 W32 N20 W26 S60\$ N60 W44 S52 CAN=[YR=1994] S8 E8 U8 L8 \$ R8 D8 E33\$ W41 N60\$ E70 N50\$ PTR= E15 UST=[YR=1993] E70 S29 W30 S31 W40 N60\$ W15\$.											