

BLOCK 18 E 190 FT OF N 200FT
LOT 3, W 80FT OF N 200FT LOT 4
IN OR 2537/1434

GC TIRE COMPANY INC
PO BOX 1325
HILLIARD, FL 32046

2023

08-3N-24-2380-0018-0031



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 70
Exterior Wall	12 CEDAR 30
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FINSH 100
Ceiling	01 FIN.SUSPD 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	4 100
Frame	03 MASONRY 100
Story Height	13 100
RMS	1 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	03 DIST HI 100
Occupancy	00 OWNER OCC 100

Quality	02 Quality Level 02
DOR CODE	2500 REPAIR SERVICE

MAP NUM	MKT AREA	06
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NEIGHBORHOOD/LOC	6002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,136	100	1,136	15,194
BAS	1,674	100	1,674	22,390
CAN	78	30	23	308
SFB	744	80	595	7,958

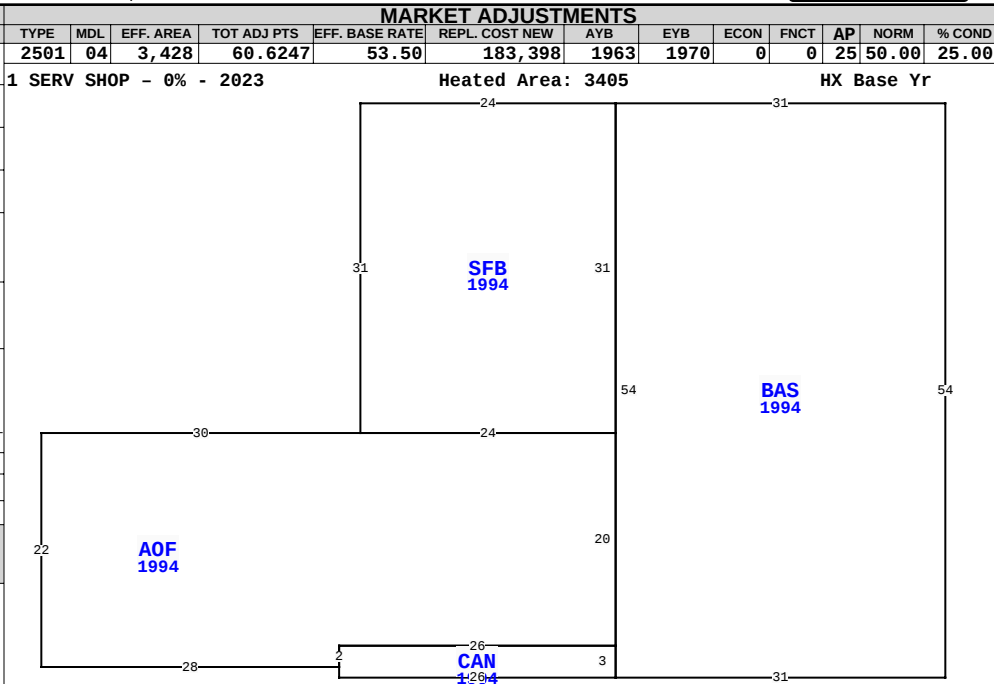
TOTALS	3,632	3,428	45,850
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	10,695.00	SF	4.00	4.00	100	1985	1985	3	49.5	21,176	
2	0803	ASPHALT C	0	0	0	0	12,553.00	SF	2.00	2.00	100	1985	1985	3	50	12,553	
4	0351	CARPORT MT	0	0	24	24	576.00	SF	10.00	10.00	100	1988	1988	3	20	1,152	
5	0351	CARPORT MT	0	0	36	21	756.00	SF	7.50	7.50	100	1999	1999	3	20	1,134	
6	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	2000	2000	3	20	320	
7	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	55	743	
8	0351	CARPORT MT	0	0	58	24	1,392.00	SF	10.00	10.00	100	1988	1988	3	20	2,784	
9	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1988	1988	3	100	400	
10	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	100	1988	1988	3	57	278	
11	0351	CARPORT MT	0	0	24	21	504.00	SF	10.00	10.00	100	2015	2015	3	74	3,730	

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	002500	C	SRVC SHOPS	0	0004	C-1	200.00	270.00	54,000.00	SF		1.00	1.00	1.00	2.00	2.00	108,000							



551894 US HWY 1, HILLIARD

BLD DATE	06/11/2020	KKA	LGL DATE	
XF DATE	06/11/2020	KKA	LAND DATE	06/11/2020
INC DATE			AG DATE	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
06/11/2020	06/11/2020			06/11/2020	

TOTAL OB/XF

TOTAL OB/XF	44,270
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	45,850		
TOTAL MARKET OB/XF VALUE	44,270		
TOTAL LAND VALUE - MARKET	108,000		
TOTAL MARKET VALUE	198,120		
SOH/AGL Deduction	0		
ASSESSED VALUE	198,120		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	198,120		
TOTAL JUST VALUE	198,120		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	182,258		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210026	NEW ROOF	6,500	02/17/2021
20100082	ELEC OTHER	0	07/12/2010
9002008	TANKS/BLRS	43,397	02/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2537/1434	2/08/2022	SW	Q	I	01	225,000
GRANTOR: EDE REAL PROPERTY INV						
GRANTEE: GC TIRE COMPANY INC						
2188/1649	4/04/2018	WD	Q	I	01	160,000
GRANTOR: LOYD DOUGLAS R & STEP						
GRANTEE: EDE REAL PROPERTY I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W31 SFB=[YR=1994] W24 S31 AOF=[YR=1994] W30 S22 E28 CAN=[YR=1994] S1 E26 N3 W26 S2\$ N2 E26 N20 W24\$ E24 N31\$ S54 E31 N54\$.