

BLOCK 19 PT OF LOTS 1 & 4
IN OR 2468/1660
TOWN OF HILLIARD

TUFFY PROPERTIES LLC
3546 RICHMOND ST
JACKSONVILLE, FL 32205

2023

08-3N-24-2380-0019-0042



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 80
Roof Cover	10	WD SHINGLE 20
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 1410 CONVENIENCE STORES

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 6002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	872	100	872	29,299
BAS	126	100	126	4,234
BAS	190	100	190	6,384

TOTALS 1,188 1,188 39,916

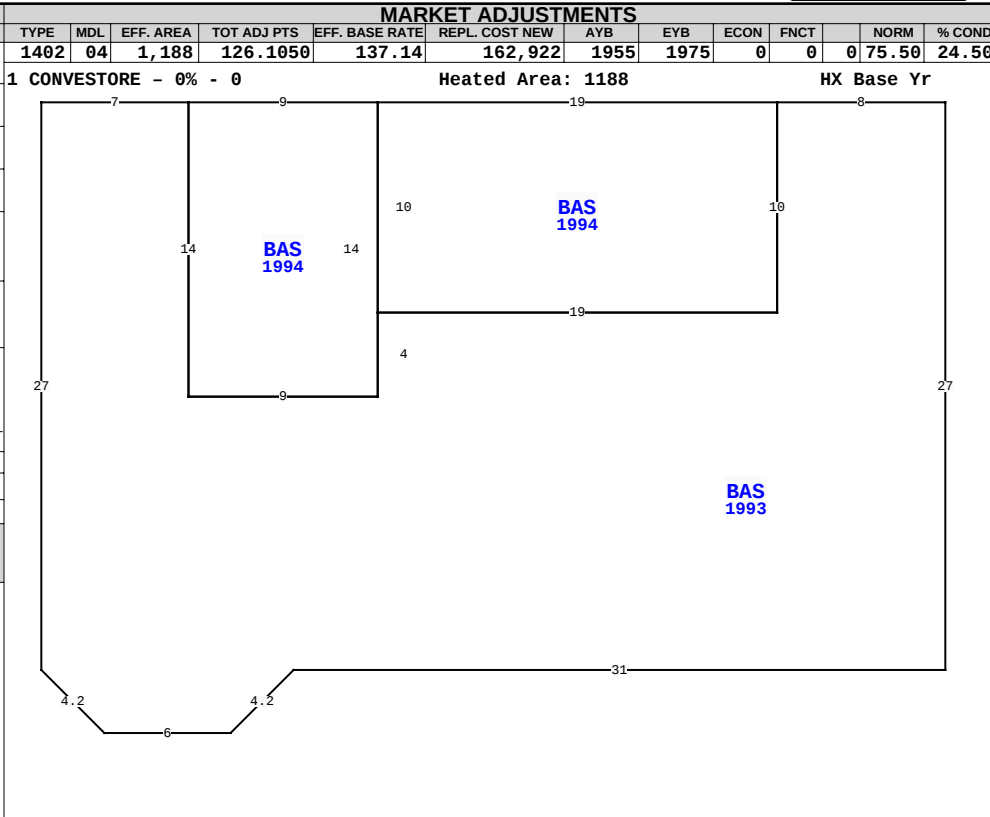
EXTRA FEATURES

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	0803	ASPHALT C	0	0	0	0		7,609.00	SF 2.00	2.00	20	1955	1955	3	20	3,044
2	0524	PUMP ISLND	0	0	20	4		80.00	SF 4.50	4.50	20	1980	1980	3	20	72
3	0812	CONCRETE C	0	0	0	0		3,273.00	SF 4.00	4.00	20	1955	1955	3	20	2,618
5	0400	CONC CURB	0	0	0	0		144.00	LF 15.00	15.00	100	1955	1955	3	20	432
10	4310	CANOPIES F	0	0	30	30		900.00	UT 22.75	22.75	100	1993	1993	3	20	4,095

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	001410	C	CONV STORE	0	0004		0.00	0.00	21,982.00	SF		1.00	1.00	1.75	2.00	3.50	76,937							

REVIEW DATE 05/26/2021 BY KK



551943 US HWY 1, HILLIARD

BLD DATE 05/26/2021 KK LGL DATE 07/25/2023 DC
XF DATE 05/26/2021 KK LAND DATE
INC DATE AG DATE

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5	0400	CONC CURB	0	0	0	0		144.00	LF 15.00	15.00	100	1955	1955	3	20	432
10	4310	CANOPIES F	0	0	30	30		900.00	UT 22.75	22.75	100	1993	1993	3	20	4,095

TOTAL OB/XF 10,261

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	001410	C	CONV STORE	0	0004		0.00	0.00	21,982.00	SF		1.00	1.00	1.75	2.00	3.50	76,937							

Total Acres: 0.00 Total Land Value: 76,937 Market: 0 Agricultural: 0 Common: 76,937

NASSAU COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		39,916
TOTAL MARKET OB/XF VALUE		10,261
TOTAL LAND VALUE - MARKET		76,937
TOTAL MARKET VALUE		127,114
SOH/AGL Deduction		0
ASSESSED VALUE		127,114
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		127,114
TOTAL JUST VALUE		127,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0701014	REMODEL	500	01/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/0049	7/14/2020	WD	U	I	11	100

GRANTOR: SMITH ROLAND H & GENE

GRANTEE: FRANKLIN BOBBY

2468/1660 6/08/2021 SW Q I 01 160,000

GRANTOR: FRANKLIN BOBBY

GRANTEE: TUFFY PROPERTIES LL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 BAS=[YR=1994] W19 BAS=[YR=1994] W9
S14E9N14S10E19N10S10W19S4W9N14W7S27 D3 R3 E6 U3 R3 E31
N27\$.

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