LOTS 4,5,6 & 7 OF BUSINESS
LOTS S/D OF TOWN OF HILLIARD
PBK 1/28 & PT LOTS 2 & 3 OF

CSL FLORIDA SYSTEM LLC
C/O WINDSTREAM COMMUNICATIONS, ATTN: CHRISTINE ZIHALA
LITTLE ROCK, AR 72212

2023

08-3N-24-2381-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

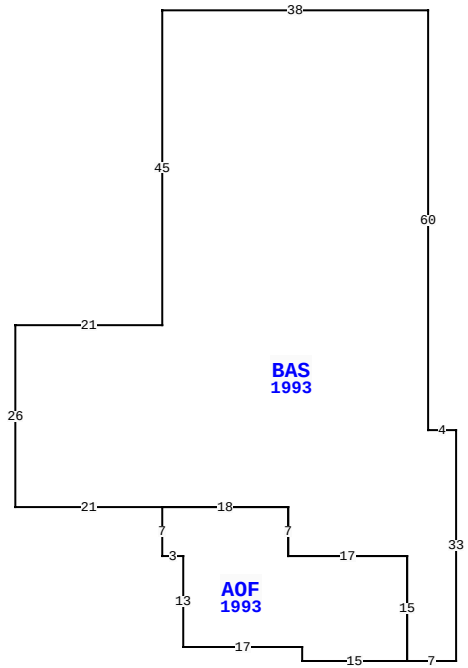
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	572	100	572	21,505
BAS	3,561	100	3,561	133,880
TOTALS	4,133		4,133	155,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	4,133	88.2504	125.32	517,948	1958	1978	0	0	0	70.00	30.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 4133 HX Base Yr



3745 PECAN ST, HILLIARD

BLD DATE	01/17/2018	KK	LGL DATE
XF DATE	01/17/2018	KK	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	155,384
TOTAL MARKET OB/XF VALUE	18,681
TOTAL LAND VALUE - MARKET	98,100
TOTAL MARKET VALUE	272,165
SOH/AGL Deduction	70,303
ASSESSED VALUE	201,862
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,862
TOTAL JUST VALUE	272,165
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11-137	ADDITION	5,000	11/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2012/1487	8/20/2015	SW	U	I	20	100
GRANTOR: WINDSTREAM FLORIDA LL						
GRANTEE: CSL FLORIDA SYSTEM						
1986/0960	4/24/2015	SW	U	I	98	339,042
GRANTOR: WINDSTREAM FLORIDA LL						
GRANTEE: CSL FLORIDA SYSTEM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N60 W38 S45 W21 S26 E21 AOF=[YR=1993] S7 E3 S13 E17 S2 E15 N15 W17 N7 W18$ E18 S7 E17 S15 E7 N33$.

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	0422	CL FNC 4'	0	0	0	0	379.00	LF	15.00	15.00	100	1990	1990	3	28	1,592	
2	0430	CL FNC 6B	0	0	0	0	71.00	LF	9.70	9.70	100	1990	1990	3	28	193	
3	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1990	1990	3	28	252	
4	0803	ASPHALT C	0	0	0	0	14,313.00	SF	2.00	2.00	100	1985	1985	3	50	14,313	
5	0810	CONCRETE A	0	0	0	0	201.00	SF	6.50	6.50	100	1970	1970	3	22	287	
6	0402	CONC BUMPE	0	0	0	0	21.00	UT	25.00	25.00	100	2000	2000	3	85	446	
7	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	55	743	
8	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2000	2000	3	55	855	

LAND DESCRIPTION

TOTAL OB/XF 18,681

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	009100	C	UTILITY	0		C-1	120.00	80.00	32,700.00	SF		1.00	1.00	1.00	3.00	3.00	98,100							

REVIEW DATE 01/17/2018 BY KK Total Acres: 0.00 Total Land Value: 98,100 Market: 0 Agricultural: 0 Common: 98,100 PRINTED 08/02/2023 BY SYS