

BUILDING CHARACTERISTICS

ELEMENTCD

CONC BLOCK 100
SHED 100

BUILT-UP 100
MINIMUM 80

PLYWOOD 20

CONC FINSH 80

CORK/VTILE 20

F.NOT SUS 100

CENTRAL 100
AIR DUCTED 100
7 100

MASONRY 100
9 100
2 100

1. 1. 100
0 100

04 DIST 01 100
00 NONE 100
02 Quality Level 02

1100STORES, 1 STORY

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9002.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS98100984,949

BAS66010066033,330

CAN10530321,616

CAN27030814,091

SFB2,250801,80090,900

TOTALS3,3832,671134,886

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OBJ/XF MKT VALUENOTES

10381COOLERC001816288.00SF82.5082.50100197519753204,752

20803ASPHALTC00006,270.00SF2.002.00100197519753506,270

34950BOLLARD00002.00UT100.00100.00100200020003100200

40971ST LGHT OV00002.00UT1,555.001,555.00100200020003551,711

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001100CSTORE 1FLR00004CG0.000.0044,000.00SF1.001.001.000.750.7533,000

REVIEW DATE08/30/2022BYWWATotal Acres: 0.00Total Land Value: 33,000Market: 0Agricultural: 0Common: 33,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

1101042,67168.9420101.00

TOT ADJ PNTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

1982194819820050.0050.00

1 RETAILSTOR - 0% - 2023Heated Area: 2558HX Base Yr

SFB1994

BAS1993

CAN1994

BAS1993

555026 US HWY 1, HILLIARD

BLD DATE09/24/2020KKKX

XF DATE09/24/2020KKKX

LGL DATE09/24/2020KKKX

INC DATE

AG DATE

09/24/2020KKKX

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1994] W16N2CAN=[YR=1994] N3W35 BAS=[YR=1993] N11 W7 S14 E7 N3\$ S3 E35\$ W42 N14 W33 S40 CAN=[YR=1994] S6 E45 BAS=[YR=1993] S1 E30 N22 W30 S21\$ N6 W45\$ E45 N15 E30 S9 E16 N18\$.

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE134,886

TOTAL MARKET OB/XF VALUE12,933

TOTAL LAND VALUE - MARKET33,000

TOTAL MARKET VALUE180,819

SOH/AGL Deduction0

ASSESSED VALUE180,819

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE180,819

TOTAL JUST VALUE180,819

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE102,634

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2584/00878/15/2022QCUI11100

GRANTOR: VANZANT JOHN KEVIN

GRANTEE: VANZANT JOHN KEVIN

1807/04656/26/2012QCUI1112,200

GRANTOR: VANZANT SHARON RENAE

GRANTEE: VANZANT JOHN KEVIN