

PT E1/2 OF NE1/4 OF NW1/4 OF
SEC 16-3N-24E & PT OF LOTS
33 & 34 IN OR 1348/1775

JOHNSON'S MANAGEMENT GROUP INC
PO BOX 759
YULEE, FL 32041-0759

2023

16-3N-24-0000-0007-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	3	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1920	PROF DAYCARE

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	950	100	950	86,822
BAS	1,650	100	1,650	150,796
CAN	260	30	78	7,129
UCP	960	20	192	17,547
TOTALS	3,820		2,870	262,293

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	2,592.00	SF	2.00	2.00	
3	1127	BRICK 8"	0	0	0	0	159.00	SF	11.00	11.00	
4	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	
5	0810	CONCRETE A	0	0	0	0	339.00	SF	6.50	6.50	
6	0430	CL FNC 6B	0	0	0	0	54.00	LF	9.70	9.70	
7	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	
8	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0004	C-1	0.00	0.00	43,166.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	2,870	81.0160	118.69	340,640	1958	1998	0	0	23.00	77.00
1 RETAILSTOR - 0% - 0 Heated Area: 2600 HX Base Yr											
551435 US HWY 1, HILLIARD											
BLD DATE 12/21/2022 HS LGL DATE 01/14/2020 KKA AG DATE 01/14/2020 KKA											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		262,293	
TOTAL MARKET OB/XF VALUE		5,875	
TOTAL LAND VALUE - MARKET		86,332	
TOTAL MARKET VALUE		354,500	
SOH/AGL Deduction		188,101	
ASSESSED VALUE		166,399	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		166,399	
TOTAL JUST VALUE		354,500	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		155,122	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220245	REMODEL	0	08/02/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1348/1775	9/09/2005	WD	U	I	19
GRANTOR: JOHNSON CONNIE L					SALE PRICE
GRANTEE: JOHNSON'S MANAGEMEN					144,300

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=1993] W40 S24 AOF=[YR=1994] W12 S50 CAN=[YR=1993] S5 E52 N5 BAS=[YR=1994] N50 W33 S50 E33\$ W52\$ E19 N50 W7\$ E40 N24\$.											