



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floor	11	CLAY TILE 70
Interior Floor	03	CONC FINSH 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	6	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	5	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	03	DIST HI 100
Quantity	00	QWERTYCCV00 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	540	40,873
BAS	648	100	648	49,047
BAS	980	100	980	74,176
BAS	48	100	48	3,633
BAS	64	100	64	4,844
CAN	468	30	140	10,597
CAN	132	30	40	3,028
CAN	168	30	50	3,785
FST	40	50	20	1,514
UCP	1,020	20	204	15,441
TOTALS	4,316		2,817	213,218

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0803	ASPHALT C	0	0	0	4,714.00	SF	2.00	2.00
2	0972	ST LGHT UN	0	0	0	3.00	UT	1,518.00	1,518.00
3	0810	CONCRETE A	0	0	32	320.00	SF	6.50	6.50
4	0402	CONC BUMPE	0	0	0	12.00	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
1	001100	C	STORE 1FLR	0	0004	C-1	156.00	240.00	37,577.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
1101	04	2,817	103.3344	151.38	426,437	1953	1985	0	0
1 RETAILSTOR - 0% - 0 Heated Area: 2280 HX Base Yr									
** This building has 11 Sub-Areas									
551424 US HWY 1, HILLIARD									
BLD DATE	01/22/2020	KKA	LGL DATE	01/22/2020	KKA				
XF DATE	01/22/2020	KKA	LAND DATE	01/22/2020	KKA				
INC DATE			AG DATE						

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	4,714.00	SF	2.00	2.00	100	1980	1980	3	50	4,714	
2	0972	ST LGHT UN	0	0	0	3.00	UT	1,518.00	1,518.00	100	2001	2001	3	58	2,641	
3	0810	CONCRETE A	0	0	32	320.00	SF	6.50	6.50	100	2003	2003	3	84	1,747	
4	0402	CONC BUMPE	0	0	0	12.00	UT	25.00	25.00	100	2005	2005	3	90	270	

TOTAL OB/XF										9,372									
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
1	001100	C	STORE 1FLR	0	0004	C-1	156.00	240.00	37,577.00	SF		1.00	1.00	1.00	2.00	2.00	75,154		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 3									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 3 Tax Dist:									
BUILDING MARKET VALUE										213,218									
TOTAL MARKET OB/XF VALUE										9,372									
TOTAL LAND VALUE - MARKET										75,154									
TOTAL MARKET VALUE										297,744									
SOH/AGL Deduction										79,865									
ASSESSED VALUE										217,879									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										217,879									
TOTAL JUST VALUE										297,744									
NCON VALUE										0									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										203,561									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0602030	SIGNS	9,000	02/14/2006
0312261	NEW CONSTR	0	12/01/2003
0530	REPAIR/RRF	1,000	07/23/1999
88090087	REPAIR/RRF	1,500	09/26/1988

SALES DATA								
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1635/0509	8/14/2009	WD	U	I	16	100		
GRANTOR: STEEDLEY THOMAS EUGEN								
GRANTEE: HILLIARD MEATS INC								
1612/0454	3/30/2009	WD	Q	I	01	250,000		
GRANTOR: RODRIGUES MARJORIE ET								
GRANTEE: HILLIARD MEATS INC								

BUILDING NOTES									
BUILDING DIMENSIONS									
FST=[YR=2005] W3 UCP=[YR=2003] N30 W34 S30 UST=[YR=2009] W2 S2 BAS=[YR=2005] W8 CAN=[YR=2003] W4 S33 CAN=[YR=1993] S29 E52 N14CAN=[YR=2003] N42 W4 S42 E4 \$ W4 BAS=[YR=1993] N15 W44 S15 E2 S8 E40 N8 E2 \$ W2 S8 W40 N8 W2 N15 W4 \$ E4 N33 \$ S6E8 N6 \$ S6 BAS=[YR=1993] W8 S27 E24BAS=[YR=1993] E20 N27 W20 S27 \$ N27 W16 \$ E26 N8 W24\$ E24 BAS=[YR=2005] S8 E8 N8 W8 \$ E10 \$ W2 S8 E5 N8 \$.									