



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	02	SHED 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	14	CARPET 100		
Ceiling	01	FIN.SUSPD 100		
Air Condition	03	CENTRAL 100		
Heating Type	03	FORCED AIR 100		
Fixtures		5 100		
Frame	02	WOOD FRAME 100		
Story Height		8 100		
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	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	80	100	80	3,943
BAS	519	100	519	25,578
BAS	601	100	601	29,620
STP	28	10	3	148
TOTALS	1,228		1,203	59,289

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	1,203	84.1050	123.21	148,222	1959	1959	0	0	10	50.00	40.00
1 RETAILSTOR - 0% - 0 Heated Area: 1200 HX Base Yr												
BAS 1993												
STP 1993												
551393 US HWY 1, HILLIARD												
BLD DATE	01/06/2020		KKA	LGL DATE								
XF DATE	01/06/2020		KKA	LAND DATE	01/06/2020 KKA							
INC DATE				AG DATE								

NASSAU COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				59,289			
TOTAL MARKET OB/XF VALUE				12,756			
TOTAL LAND VALUE - MARKET				119,550			
TOTAL MARKET VALUE				191,595			
SOH/AGL Deduction				43,577			
ASSESSED VALUE				148,018			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				148,018			
TOTAL JUST VALUE				191,595			
NCON VALUE				0			
INCOME VALUE				12			
PREVIOUS YEAR MKT VALUE				134,562			

EXTRA FEATURES							551393 US HWY 1, HILLIARD				INC DATE						AG DATE	
L N	OB/CF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES	
1	0803	ASPHALT C	0	0	0	0	6,031.00	SF	2.00	2.00	100	1975	1975	3	50	6,031		
3	0510	GARAGE WD-	0	0	25	14	350.00	SF	35.00	35.00	100	1970	1970	3	20	2,450		
4	0430	CL FNC 6B	0	0	0	0	460.00	LF	9.70	9.70	100	1960	1960	3	20	892		
5	0463	FENCE GATE	0	0	0	0	9.00	UT	300.00	300.00	100	1960	1960	3	20	540		
6	0940	SHEDS/PORT	0	0	6	6	36.00	SF	13.20	13.20	100	1997	1997	3	20	95		
8	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2001	2001	3	58	1,467		
9	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2001	2001	3	58	870		
10	0351	CARPORT MT	0	0	16	12	192.00	SF	10.00	10.00	100	2001	2001	3	20	384		
11	0819	CONC 12"	0	0	7	2	14.00	SF	9.50	9.50	100	1959	1959	3	20	27		

LAND DESCRIPTION										TOTAL OB/XF										12,756									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001100	C	STORE 1FLR	0	0004	C-1	120.00	300.00	59,775.06	SF		1.00	1.00	1.00	2.00	2.00	119,550												