



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 60
Interior Wall	04	PLYWOOD 40
Interior Floo	10	TERRAZZO 60
Interior Floo	03	CONC FINSH 40
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3300	NIGHTCLUB/BARS
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,044	100	1,044	24,340
BAS	1,472	100	1,472	34,318
UST	72	40	29	676
TOTALS	2,588		2,545	59,334

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0422	CL FNC 4'	0	0	0	180.00	LF	15.00	15.00	100	1980
3	0803	ASPHALT C	0	0	0	3,472.00	SF	2.00	2.00	100	1960
5	0810	CONCRETE A	0	0	0	270.00	SF	6.50	6.50	100	1975
6	0141	BAR TOP L	0	0	0	45.00	LF	86.00	86.00	100	1985

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	003300	C	NIGHT CLUB	0	0004	CG	0.00	0.00	13,548.76	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM
3301	04	2,545	93.8184	116.57	296,671	1954	1954	0	0	30	50.00
1 BARS - 0% - 0											
Heated Area: 2516											
HX Base Yr											
UST 1993											
APT 1993											
BAS 1993											
550602 US HWY 1, HILLIARD											
BLD DATE 09/24/2020 KK LGL DATE 09/24/2020 KK LAND DATE 09/24/2020 KK											
XF DATE 09/24/2020 KK											
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
2	0422	CL FNC 4'	0	0	0	180.00	LF	15.00	15.00	100	1980	1980	3	20	540	
3	0803	ASPHALT C	0	0	0	3,472.00	SF	2.00	2.00	100	1960	1960	3	50	3,472	
5	0810	CONCRETE A	0	0	0	270.00	SF	6.50	6.50	100	1975	1975	3	27	474	
6	0141	BAR TOP L	0	0	0	45.00	LF	86.00	86.00	100	1985	1985	3	20	774	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	003300	C	NIGHT CLUB	0	0004	CG	0.00	0.00	13,548.76	SF	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 2											
4											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
67,916											
TOTAL MARKET OB/XF VALUE											
5,260											
TOTAL LAND VALUE - MARKET											
27,098											
TOTAL MARKET VALUE											
100,274											
SOH/AGL Deduction											
26,434											
ASSESSED VALUE											
73,840											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
73,840											
TOTAL JUST VALUE											
100,274											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
77,957											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M972505	H/AC	0	07/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1502/0260	5/30/2007	WD	Q	I		120,000	
GRANTOR:FORD TIMOTHY D & THOM							
GRANTEE:SCOTT JEANNE							
0788/0006	3/21/1997	PR	U	I	06	100	
GRANTOR:PALFALVY CHARLOTTE Y							
GRANTEE:FORD TIMOTHY & THOM							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1993] W6 APT=[YR=1993] W43 BAS=[YR=1993] W15 S37 E12											
S10 E32 N19 W8 N16 W21 N12 \$ S12 E21 S16 E8 S9 E16 N25 W2 N12											
\$ S12 E6 N12 \$.											

**SCOTT JEANNE/
PO BOX 1199
HILLIARD, FL 32046-1199**

22-3N-24-2320-0010-0020

[illegible]