

PT GOVT LOTS 2,3 & 7 OF
SEC 30-4N-24E IN OR 1915/1774&
PT GOVT LOTS 2 3 6 & 7 OF

DAYSRING HEALTH LLC
PO BOX 1080
HILLIARD, FL 32046-1080

2023

30-4N-24-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	56	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	32	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	7400	HOMES FOR THE AGED
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,320	100	3,320	409,140
BAS	3,320	100	3,320	409,140
BAS	3,374	100	3,374	415,795
CAN	30	30	9	1,109
CAN	30	30	9	1,109
CAN	714	30	214	26,372
CAN	980	30	294	36,231
FST	14	50	7	863
PTO	40	5	2	247
PTO	40	5	2	247
TOTALS	11,862		10,551	1,300,255

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	39,500.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	3,663.00	SF	4.00	4.00	
3	0400	CONC CURB	0	0	0	0	730.00	LF	15.00	15.00	
4	0972	ST LGHT UN	0	0	0	0	14.00	UT	2,530.00	2,530.00	
5	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	
6	0462	ST/AL FNC	0	0	0	0	1,764.00	SF	10.00	10.00	
7	0422	CL FNC 4'	0	0	0	0	1,136.00	LF	15.00	15.00	
8	0810	CONCRETE A	0	0	0	0	90.00	SF	6.50	6.50	
9	0810	CONCRETE A	0	0	0	0	29.00	SF	6.50	6.50	
10	0810	CONCRETE A	0	0	0	0	210.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	5.80	AC	
2	007400	C	HOME AGED	0		OR	0.00	0.00	19.10	AC	
3	009600	C	CONSERVATION	0		OR	0.00	0.00	10.59	AC	
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	5.80	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
7403	04	10,551	102.9000	128.37	1,354,432	2016	2016	0	0	0	4.00	96.00	
1 ASSIST LIV - 0% - 0													
Heated Area: 10014													
HX Base Yr													
BLD DATE 04/29/2021 KK LGL DATE 03/21/2023 DC													
XF DATE 04/29/2021 KK LAND DATE													
INC DATE AG DATE													

553702 US HWY 1, HILLIARD													
TOTAL OB/XF 153,929													

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		3,080,387	
TOTAL MARKET OB/XF VALUE		308,515	
TOTAL LAND VALUE - MARKET		216,190	
TOTAL MARKET VALUE		3,520,963	
SOH/AGL Deduction		853,100	
ASSESSED VALUE		2,667,863	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,667,863	
TOTAL JUST VALUE		3,605,092	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,667,741	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009711	NEW CONSTR	1,812,466	04/03/2019
B1530223	NEW CONSTR	0	04/06/2015
B1530184	372 SF BLDG WTR T	16,119	04/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1915/1774	5/06/2014	QC	U	V	11
GRANTOR: ADKINS DOUGLAS D & JA					
GRANTEE: DAYSRING HEALTH LL					
1915/1771	5/06/2014	QC	U	I	11
GRANTOR: ADKINS DOUGLAS D & JA					
GRANTEE: DAYSRING HEALTH LL					

BUILDING NOTES											
CAN=[YR=2016] W76 S14 BAS=[YR=2016] S17 D30 R13											
CAN=[YR=2016] W3 S15 E56 N15 W3 FST=[YR=2016] U3 R1 W5 S3											
E4\$ W4 S3 W42 N3 W4\$ E4 S3 E42 N6 E5 U27 R12 N17 W17 N2 W42											
S2 W17\$ E17 N2 E42 S2 E17 N14\$ PTR=E125BAS=[YR=2016] W35 N2											
W15 S2 W34 N2 W14 S14 CAN=[YR=2016] W3 PTO=[YR=2016] W4 S10											
E4 N10\$ S10 E3 N10\$ S10 W3 S13 E22 N3 E29 S2 E15 N2 E35											
N32\$W125\$ PTR= W200 BAS=[YR=2016] E35 N2 E15 S2 E34 N2 E14											
S14 CAN=[YR=2016] E3 PTO=[YR=2016] E4 S10 W4 N10\$ S10 W3											
N10\$ S10 E3 S13 W22 N3 W29 S2 W15 N2 W35 N32\$ E200\$.											

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[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION																				VALUATION SUMMARY																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	17	CB STUCCO 90								7403	04	14,010	102.2380	127.54	1,786,835	2020	2020	0	0	0	1.00	99.00	VALUATION BY																																
Exterior Wall	21	STONE 10								3 ASSIST LIV - 0% - 0										Heated Area: 13235										HX Base Yr										STANDARD															
RooF Structur	04	WOOD TRUSS 100																																						Tax Group: 4								Tax Dist:							
RooF Cover	03	COMP SHNGL 100																																						BUILDING MARKET VALUE								3,080,387							
Interior Wall	05	DRYWALL 100																																						TOTAL MARKET OB/XF VALUE								308,515							
Interior Floo	13	LVT/LAMNT 80																																						TOTAL LAND VALUE - MARKET								216,190							
Interior Floo	15	HARDTILE 20																																						TOTAL MARKET VALUE								3,520,963							
Ceiling	01	FIN.SUSPD 100																																						SOH/AGL Deduction								853,100							
Air Condition	03	CENTRAL 100																																						ASSESSED VALUE								2,667,863							
Heating Type	04	AIR DUCTED 100																																						TOTAL EXEMPTION VALUE								0							
Fixtures	04	89 100																																						BASE TAXABLE VALUE								2,667,863							
Frame	03	MASONRY 100																																						TOTAL JUST VALUE								3,605,092							
Story Height	12	100																																						NCON VALUE								0							
RMS	42	100																																						INCOME VALUE															
Stories	1.	1. 100																																						PREVIOUS YEAR MKT VALUE								3,667,741							
Units	0	100																																																					
Occupancy	00	NONE 100																																																					
Quality	03	Quality Level 03																																																					
DOR CODE	7400	HOMES FOR THE AGED																																																					
MAP NUM		MKT AREA																																						09															
NEIGHBORHOOD/LOC	9001.00																																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																			
BAS	13,235	100	13,235	1,671,112																																																			
CAN	100	30	30	3,788																																																			
CAN	125	30	38	4,799																																																			
CAN	1,074	30	322	40,657																																																			
CAN	1,132	30	340	42,930																																																			
FST	18	50	9	1,137																																																			
FST	72	50	36	4,545																																																			
TOTALS	15,756		14,010	1,768,967																																																			
EXTRA FEATURES					553702 US HWY 1, HILLIARD										BLD DATE 04/29/2021 XF DATE 04/29/2021 INC DATE					KK KK KK					LGL DATE LAND DATE AG DATE					03/21/2023 DC																									
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																																						
24	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2020	2020	3	93	372																																							
25	0810	CONCRETE A	0	0	12	5	60.00	SF	6.50	6.50	100	2020	2020	3	99	386																																							
26	0810	CONCRETE A	0	0	0	0	90.00	SF	6.50	6.50	100	2020	2020	3	99	579																																							
27	0424	CL FNC 6'	0	0	0	0	717.00	LF	23.00	23.00	100	2020	2020	3	98	16,161																																							
28	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588																																							
29	0462	ST/AL FNC	0	0	24	6	144.00	SF	10.00	10.00	100	2016	2016	3	84	1,210																																							
30	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2020	2020	3	93	6,510																																							
31	0462	ST/AL FNC	0	0	0	0	4,464.00	SF	10.00	10.00	100	2020	2020	3	95	42,408																																							
32	0966	FIRE SPRNK	0	0	0	0	13,235.00	SF	3.00	3.00	100	2020	2020	3	99	39,308																																							
LAND DESCRIPTION					TOTAL OB/XF										107,522																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																															
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