IN OR 2455/1

553597 US HWY 1 LAND TRUST/NO1REIUS LLC TRSUTEE
2423 S ORANGE AVE STE 318
ORLANDO, FL 32806

2023

30-4N-24-0000-0010-0000

BUILDING CHARACTERISTICS

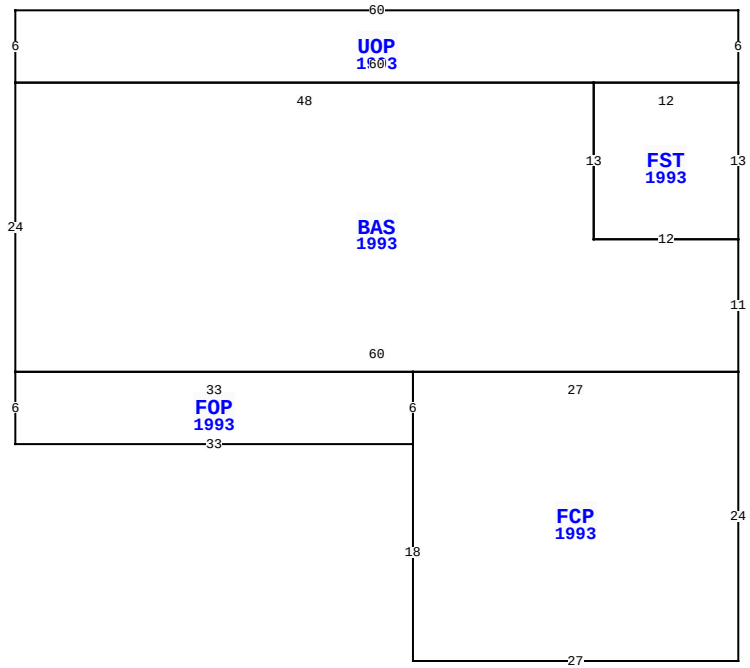
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100	1,284	66,617
FCP	648	25	162	8,405
FOP	198	30	59	3,061
FST	156	55	86	4,462
UOP	360	20	72	3,735
TOTALS	2,646		1,663	86,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,663	93.1000	84.02	139,725	1952	1952	0	0	0	38.25	61.75

1 SINGLE FAM – 0% - 2023 Heated Area: 1284 HX Base Yr



553597 US HWY 1, HILLIARD

BLD DATE	02/25/2022	KK	LGL DATE		
XF DATE	02/25/2022	KK	LAND DATE	02/25/2022	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	135,780
TOTAL MARKET OB/XF VALUE	57,489
TOTAL LAND VALUE - MARKET	42,035
TOTAL MARKET VALUE	235,304
SOH/AGL Deduction	0
ASSESSED VALUE	235,304
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,304
TOTAL JUST VALUE	235,304
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004663	REPAIR/RRF	31,070	05/25/2017
20090102	NEW CONSTR	400	12/08/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/0519	6/14/2022	QC	U	I	11	100
GRANTOR: ESQUIRE INVESTMENT PR						
GRANTEE: 553597 US HWY 1 LAN						
2455/0001	3/01/2021	QC	U	I	11	100
GRANTOR: ESQUIRE INVMT PROPS L						
GRANTEE: ESQUIRE INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W60 S6 BAS=[YR=1993] S24 FOP=[YR=1993] S6 E33
FCP=[YR=1993] S18 E27 N24 W27 S6 $ N6 W33 $ E60 N11
FST=[YR=1993] N13 W12 S13 E12 $ W12 N13 W48 $ E60 N6 $.

EXTRA FEATURES

LN	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	0940	SHEDS/PORT	0	0	6	9	63.00	SF	30.00	30.00	100	1990	1990	3	20	378	
2	0803	ASPHALT C	0	0	0	0	10,958.00	SF	2.00	2.00	100	1960	1960	3	50	10,958	
5	0812	CONCRETE C	0	0	0	0	2,979.00	SF	4.00	4.00	100	1980	1980	3	35	4,171	
6	0511	GARAGE CB-	0	0	30	26	780.00	SF	40.00	40.00	100	1987	1987	3	54.5	17,004	
7	0940	SHEDS/PORT	0	0	9	11	99.00	SF	30.00	30.00	100	1968	1968	3	20	594	
9	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1990	1990	3	20	600	
10	0511	GARAGE CB-	0	0	30	30	900.00	SF	40.00	40.00	100	1990	1990	3	62	22,320	
11	0423	CL FNC 5'	0	0	0	0	176.00	LF	6.85	6.85	100	2000	2000	3	55	663	
12	0402	CONC BUMPE	0	0	0	0	20.00	UT	25.00	25.00	100	1990	1990	3	70	350	
13	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1990	1990	3	29	451	

TOTAL OB/XF 57,489

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0	0004	CG	0.00	0.00	84,070.00	SF		1.00	1.00	1.00	0.50	0.50	42,035							

REVIEW DATE 02/25/2022 BY KK Total Acres: 0.00 Total Land Value: 42,035 Market: 0 Agricultural: 0 Common: 42,035 PRINTED 08/02/2023 BY SYS

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2423 S ORANGE AVE STE 318
ORLANDO, FL 32806

2023

30-4N-24-0000-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Fixtures		45 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	01	Quality Level 01

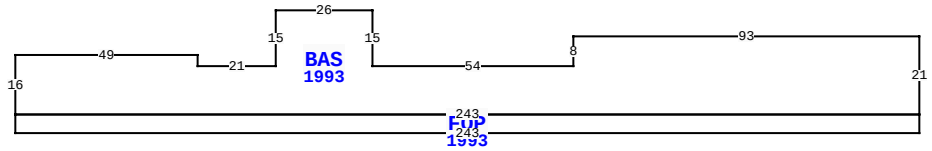
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,440	100	4,440	45,750
FOP	1,215	30	364	3,751
TOTALS	5,655		4,804	49,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3901	04	4,804	55.8488	51.52	247,502	1952	1952	0	0	0	80.00	20.00

2 MOTEL – 0% - 2023 Heated Area: 4440 HX Base Yr



553597 US HWY 1, HILLIARD

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GRANTEE: 553597 US HWY 1 LAN						
2455/0001	3/01/2021	QC	U	I	11	100
GRANTOR: ESQUIRE INVMT PROPS L						
GRANTEE: ESQUIRE INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W93 S8 W54 N15 W26 S15 W21N3 W49 S16
FOP=[YR=1993] S5 E243 N5 W243$ E243 N21$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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