

PT OF LOT 6 (S-1 & S-2) &
PT OF LOT 7 (S-5)
IN OR 2479/1303

SIMMONS & CO INC
553027 US HWY 1
HILLIARD, FL 32046

2023

32-4N-24-2020-0006-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	07 NONE 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	4 100
Frame	05 STEEL 100
Story Height	16 100
RMS	6 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	02 Quality Level 02
DOR CODE	1100 STORES, 1 STORY
MAP NUM	MKT AREA 09
NEIGHBORHOOD/LOC	9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	558	185	1,032	33,686
AOF	1,680	185	3,108	101,450
AOF	850	185	1,572	51,313
AOF	6,694	185	12,384	404,233
BAL	25	15	4	131
BAS	5,680	100	5,680	185,404
CAN	512	30	154	5,027
CAN	456	30	137	4,472
PTO	240	5	12	392
PTO	240	5	12	392
TOTALS	17,995		24,184	789,404

EXTRA FEATURES	
L N	OB/XF CODE
1	0812 CONCRETE C
2	4950 BOLLARD
3	0402 CONC BUMPE
4	6001 ROLLUP DR
5	0504 FP-ELECTRI
6	0978 SECURITY LT
7	0424 CL FNC 6'
8	0465 FNC GT 15'
10	0424 CL FNC 6'
11	0463 FENCE GATE

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	24,184	74.6928	35.48	858,048	2002	2012	0	0	8.00	92.00
1 STOR WAREH - 0% - 0											
Heated Area: 15529											
HX Base Yr											
** This building has 13 Sub-Areas											
553027 US HWY 1, HILLIARD											
BLD DATE 10/02/2020 KK LGL DATE 10/02/2020 KK											
XF DATE 10/02/2020 KK LAND DATE 10/02/2020 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
1	0812	CONCRETE C	0	0	0	0		4,260.00	SF	4.00			83	14,143	
2	4950	BOLLARD	0	0	0	0		3.00	UT	100.00			100	300	
3	0402	CONC BUMPE	0	0	0	0		9.00	UT	25.00			87	196	
4	6001	ROLLUP DR	0	0	0	20		4.00	UT	400.00			21	336	
5	0504	FP-ELECTRI	0	0	0	0		1.00	UT	2,000.00			91	1,820	
6	0978	SECURITY LT	0	0	0	0		5.00	UT	225.00			61	686	
7	0424	CL FNC 6'	0	0	0	0		663.00	LF	20.00			61	8,089	
8	0465	FNC GT 15'	0	0	0	0		2.00	UT	450.00			61	549	
10	0424	CL FNC 6'	0	0	0	0		599.00	LF	20.00			85	10,183	
11	0463	FENCE GATE	0	0	0	0		3.00	UT	300.00			85	765	

LAND DESCRIPTION										TOTAL OB/XF							37,067	
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	LA VA	
1	001100	C	STORE 1FLR	0	0004	CI	0.00	0.00	2.47	AC		1.00	1.00	1.00	20,000.00	20,000.00		
REVIEW DATE		10/02/2020		BY	KK	Total Acres: 2.47			Total Land Value: 49,400				Market: 0		Agricultural: 0			

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		789,404	
TOTAL MARKET OB/XF VALUE		39,227	
TOTAL LAND VALUE - MARKET		49,400	
TOTAL MARKET VALUE		878,031	
SOH/AGL Deduction		128,730	
ASSESSED VALUE		749,301	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		749,301	
TOTAL JUST VALUE		878,031	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		681,183	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170120	REPAIR/RRF	0	06/22/2017
R12451	REPAIR/RRF	2,000	10/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2479/1303	7/14/2021	QC	U	I	11	1,072,500
GRANTOR: 553027 HOLDINGS LLC						
GRANTEE: SIMMONS & CO INC						
2166/0765	12/26/2017	WD	Q	I	01	695,000
GRANTOR: FRANKLIN MICHAEL C &						
GRANTEE: 553027 HOLDINGS LLC						

BUILDING NOTES	
BAS=[YR=2002] W52 PTO=[YR=2007] N12 W20 S12 E20\$ W98 S40	
PTO=[YR=2007] W12 S20 E12 N20\$ S26 AOF=[YR=2014] S34 E25	
AOF=[YR=2014] E51 CAN=[YR=2015] S15 E24 N19 W24 S4\$ N4 E24	
S4 E5 AOF=[YR=2002] E15 CAN=[YR=2003] S8 E38 N34	
PTO=[YR=2007] N14 E4 N20 W12 S34 E8\$ W8 S26 W30\$ E30 N36 W25	
N3 W20 S39\$ N39 E20 N31 U6 L5 W90 D6 L5 S70\$ N34 W25\$ E25	
N36 U6 R5 E90 D6 R5 S34 E25 N64\$ PTR= E35 UAT=[YR=2007]	
E24 AOF=[YR=2002] N6 BAL=[YR=2007] W3 N5 E5 STR=[YR=2007]	
E12 S3 W12 N3\$ S5 W2\$ E18 S31 W18 N25\$ S28 W24 N28\$ W35\$.	

SIMMONS & CO INC
553027 US HWY 1
HILLIARD, FL 32046

32-4N-24-2020-0006-0010

[illegible]