LOT 7 W OF HWY
IN OR 2479/1301
EX S-5

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

**2023**

**32-4N-24-2020-0007-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

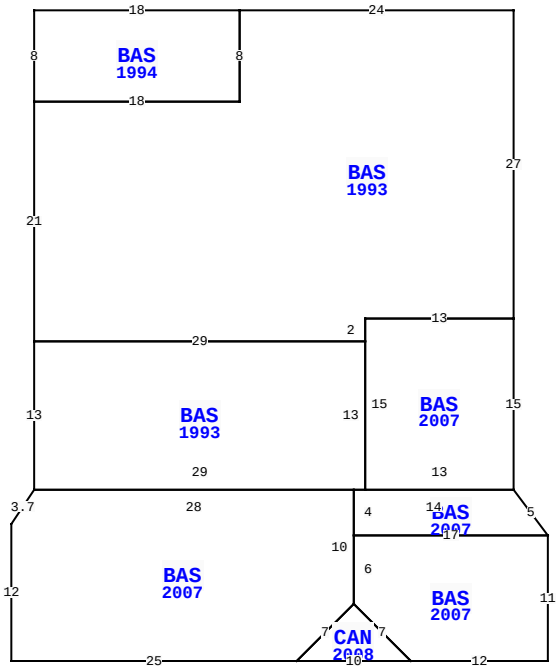
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 06 | CUST PANEL 10 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 3 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 10 100 |
| RMS | | 5 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | OO | OWNER OCC 100 |
| Quality | 03 | Quality Level 03 |
| 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 |
|---|---|---|---|---|
| BAS | 377 | 100 | 377 | 36,096 |
| BAS | 1,048 | 100 | 1,048 | 100,342 |
| BAS | 144 | 100 | 144 | 13,787 |
| BAS | 62 | 100 | 62 | 5,936 |
| BAS | 175 | 100 | 175 | 16,756 |
| BAS | 195 | 100 | 195 | 18,670 |
| BAS | 435 | 100 | 435 | 41,649 |
| CAN | 25 | 30 | 8 | 766 |
| TOTALS | 2,461 | | 2,444 | 234,003 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1101 | 04 | 2,444 | 93.3660 | 136.78 | 334,290 | 1954 | 1994 | 0 | 0 | 0 | 30.00 | 70.00 |

1 RETAILSTOR – 0% - 0 Heated Area: 2436 HX Base Yr




552995 US HWY 1, HILLIARD

| | | | | |
|---|---|---|---|---|
| BLD DATE | 10/02/2020 | KK | LGL DATE | |
| XF DATE | 10/02/2020 | KK | LAND DATE | 10/02/2020 KK |
| INC DATE | | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 234,003 |
| TOTAL MARKET OB/XF VALUE | 8,004 |
| TOTAL LAND VALUE - MARKET | 14,400 |
| TOTAL MARKET VALUE | 256,407 |
| SOH/AGL Deduction | 49,153 |
| ASSESSED VALUE | 207,254 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 207,254 |
| TOTAL JUST VALUE | 256,407 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 188,668 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R046618 | NEW CONSTR | 800 | 01/07/2004 |
| B0311053 | NEW CONSTR | 105,000 | 01/04/2003 |
| B029927 | FOUNDATION | 8,000 | 07/01/2002 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2479/1301 | 7/14/2021 | QC | U | I | 11 | 100 |
| GRANTOR: RHODEN ARNOLD L JR & | | | | | | |
| GRANTEE: SIMMONS & CO INC | | | | | | |
| 2191/0673 | 3/14/2018 | WD | U | I | 40 | 170,000 |
| GRANTOR: FRANKLIN MICHAEL C & | | | | | | |
| GRANTEE: RHODEN ARNOLD LEWIS | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W24 BAS=[YR=1994] W18 S8 E18 N8$ S8 W18 S21 BAS=[YR=1993] S13 BAS=[YR=2007] D3 L2 S12 E25 CAN=[YR=2008] E10 BAS=[YR=2007] E12 N11 BAS=[YR=2007] U4 L3 BAS=[YR=2007] N15 W13 S15 E13$ W14 S4 E17$ W17 S6 R5 D5 $ U5 L5 L5 D5 $ U5 R5 N10 W28$ E29 N13 W29$ E29 N2 E13 N27$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 172.00 | LF | 20.00 | 20.00 | 100 | 2002 | 2002 | 3 | 61 | 2,098 | |
| 5 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 947.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 86 | 4,235 | |
| 7 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 5.00 | UT | 25.00 | 25.00 | 100 | 2004 | 2004 | 3 | 89 | 111 | |
| 8 | 0351 | CARPORT MT | 0 | 0 | 20 | 18 | 360.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 24 | 864 | |
| 10 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 1.00 | UT | 1,265.00 | 1,265.00 | 100 | 2000 | 2000 | 3 | 55 | 696 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,004

| 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 | CHT | 0.00 | 0.00 | 0.48 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 14,400 | | | | | | | |

REVIEW DATE 10/02/2020 BY KK Total Acres: 0.48 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 08/02/2023 BY SYS