

SAMUEL CLARK & GEORGE S BROWN
GRANT IN SEC 41-4N-23E
IN OR 1726/260 & LOT 9

DAYSRING HEALTH LLC/
PO BOX 1080
HILLIARD, FL 32046

2023

41-4N-23-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		59 100
Frame	03	MASONRY 100
Common Wall		1 100
Story Height		9 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0600	RETIREMENT HOMES
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

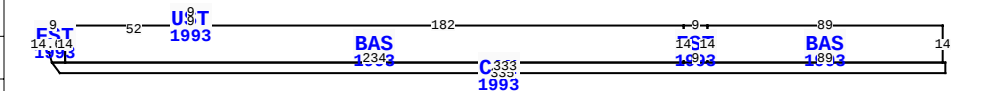
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,246	100	1,246	22,156
BAS	3,276	100	3,276	58,254
CAN	1,346	30	404	7,184
FST	98	50	49	871
FST	126	50	63	1,120
UST	45	40	18	320

TOTALS	6,137	5,056	89,906
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0803	ASPHALT C	0	0	0	53,549.00	SF	2.00	2.00	20	1980
4	0940	SHEDS/PORT	0	0	26 11	286.00	SF	30.00	30.00	100	1980
5	0754	FOP	0	0	26 11	286.00	SF	15.00	15.00	100	1980
7	0811	CONCRETE B	0	0	0 0	640.00	SF	5.20	5.20	20	1995
8	0810	CONCRETE A	0	0	0 0	457.00	SF	6.50	6.50	20	1990
9	0940	SHEDS/PORT	0	0	11 9	99.00	SF	30.00	30.00	100	1960
10	0511	GARAGE CB-	0	0	28 16	448.00	SF	40.00	40.00	100	1970
12	0810	CONCRETE A	0	0	0 0	165.00	SF	6.50	6.50	20	1980
15	0350	CARPORT WD	0	0	16 53	848.00	SF	13.00	13.00	100	2000
16	0100	BAR-B-Q	0	0	0 0	1.00	UT	200.00	200.00	100	1995

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	000600	C	RETIREMENT	0	0004	CI	0.00	0.00	14.00	AC	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3901	04	5,056	96.3778	88.91	449,529	1950	1980	0	0	15	65.00	20.00
1 MOTEL - 0% - 0 Heated Area: 4522 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 6
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		510,569	
TOTAL MARKET OB/XF VALUE		35,520	
TOTAL LAND VALUE - MARKET		152,250	
TOTAL MARKET VALUE		698,339	
SOH/AGL Deduction		0	
ASSESSED VALUE		698,339	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		698,339	
TOTAL JUST VALUE		698,339	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		701,146	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001783	REMODEL	18,000	03/23/2018
R1700273	REPAIR/RRF	2,100	01/01/2017
B1023978	CO ISSUED	0	05/31/2011
M15863	H/AC	0	01/01/2011
B23978	ADDITION	132,023	10/01/2010
C23365	CO ISSUED	0	08/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1726/0260	2/18/2011	WD U	I	11		100
GRANTOR: ADKINS JOAN D TRUSTEE						
GRANTEE: DAYSRING HEALTH LL						
1622/0799	5/29/2009	WD U	V			40,000
GRANTOR: DAVIS CLINTON A & ANG						
GRANTEE: DAYSRING HEALTH LL						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W89 FST=[YR=1993] W9 BAS=[YR=1993] W182 UST=[YR=1993] N5W9 S5 E9\$ W52 FST=[YR=1993] W9 D14 R4 E5N14 \$S14CAN=[YR=1993] W5 D4 R3 E335N4W333 \$ E234 N14\$ S14 E9 N14\$S14 E89 N14\$.											

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	000600	C	RETIREMENT	0	0004	CI	0.00	0.00	14.00	AC	1.00

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[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

19COMMON BRK 100
N/A 100

Roof Cover
Interior Wall

03COMP SHNGL 100
03PLASTER 100

Interior Floor
Ceiling

07CORK/VTILE 100
02F.NOT SUS 100

Air Condition
Heating Type

02WINDOW 100
03FORCED AIR 100

Fixtures
Frame
Common Wall

34 100
03MASONRY 100
1 100

Story Height
RMS
Stories

9 100
12 100
1. 1. 100

Units
BUD8 Adjustme
Occupancy

0 100
04DIST 01 100
00NONE 100

Quality

03Quality Level 03

DOR CODE

0600RETIREMENT HOMES

MAP NUM

MKT AREA09

NEIGHBORHOOD/LOC

9002.00

TOTALS

3,9743,24257,046

EXTRA FEATURES

554820 US HWY 1, HILLIARD

L N

OB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

TOTAL OB/XF0

L N

USE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE

06/07/2021BY TWA

Total Acres: 14.00Total Land Value: 152,250Market: 0Agricultural: 0Common: 152,250PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTAPNORM% CONDDOR CODE

3901043,24295.365987.98285,23119501980001565.0020.000600

Heated Area: 2849HX Base Yr

EST1993

FST1993

CAN1993

NASSAU COUNTY PROPERTY

PAGE 3 of 64

VALUATION BY

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE510,569TOTAL MARKET OB/XF VALUE35,520TOTAL LAND VALUE - MARKET152,250TOTAL MARKET VALUE698,339SOH/AGL Deduction0ASSESSED VALUE698,339TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE698,339TOTAL JUST VALUE698,339NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE701,146

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

1726/02602/18/2011WDUUI11100

GRANTOR:ADKINS JOAN D TRUSTEEGRANTEE:DAYSPRING HEALTH LL1622/07995/29/2009WDUV40,000GRANTOR:DAVIS CLINTON A & ANGGRANTEE:DAYSPRING HEALTH LL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W104 FST=[YR=1993] N12 W10 S12 E10\$W101FST=[YR=1993] W13 D14 R3 E10N14\$S14CAN=[YR=1993] W10 D4 R1 E210 U4 R1 W202\$E202 U14 R3 \$.

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