PT OF LOTS 3 & 4 (S-1)
IN OR 1992/597
EX S-1 OF LOT 4

RADHERADHE LLC
552428 US HWY 1
HILLIARD, FL 32046

2024

05-3N-24-2360-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

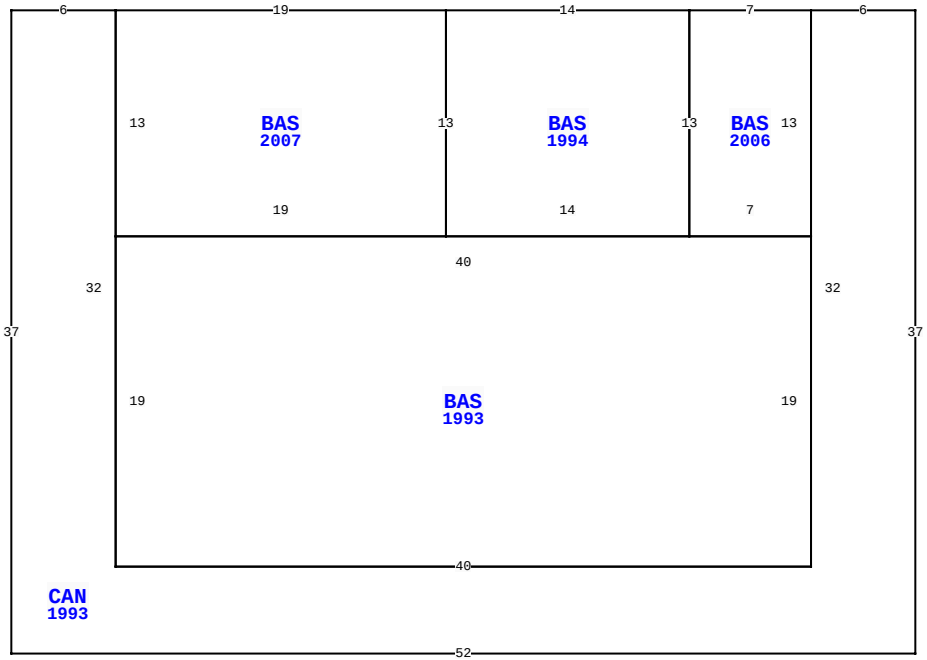
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 50
Interior Wall	03	PLASTER 50
Interior Floo	11	CLAY TILE 60
Interior Floo	07	CORK/VTILE 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	760	26,028
BAS	182	100	182	6,233
BAS	91	100	91	3,117
BAS	247	100	247	8,459
CAN	644	30	193	6,610
TOTALS	1,924		1,473	50,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	1,473	99.4140	171.24	252,237	1958	1958	0	0	0	80.00	20.00

1 RSTARANT 1 – 0% - 0 Heated Area: 1280 HX Base Yr



552430 US HWY 1, HILLIARD

BLD DATE	07/12/2021 KK	LGL DATE	
XF DATE	07/12/2021 KK	LAND DATE	07/12/2021 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,447
TOTAL MARKET OB/XF VALUE	2,058
TOTAL LAND VALUE - MARKET	107,811
TOTAL MARKET VALUE	160,316
SOH/AGL Deduction	96,577
ASSESSED VALUE	63,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,739
TOTAL JUST VALUE	160,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1992/0597	7/14/2015	WD	U	I	40	110,000
GRANTOR: HALLMAN CORNER LLC						
GRANTEE: RADHERADHE LLC						
1695/0071	8/24/2010	WD	U	I	37	15,000
GRANTOR: MORRIS GEORGE B & ROS						
GRANTEE: HALLMAN CORNER LLC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W6 BAS=[YR=2006] W7 BAS=[YR=1994] W14
BAS=[YR=2007] W19 S13 BAS=[YR=1993] S19 E40 N19 W40$ E19
N13$ S13 E14 N13$ S13 E7 N13$ S32 W40 N32 W6 S37 E52 N37$.

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	0803	ASPHALT C	0	0	0	0	2,058.00	SF	2.00	2.00	100	1985	1985	3	50	2,058	

LAND DESCRIPTION

TOTAL OB/XF 2,058

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	002100	C	RESTAURANT	0	0004	CI	225.00	330.00	71,874.00	SF		1.00	1.00	1.00	1.50	1.50	107,811							

REVIEW DATE 07/12/2021 BY KK Total Acres: 0.00 Total Land Value: 107,811 Market: 0 Agricultural: 0 Common: 107,811 PRINTED 08/06/2024 BY SYS