

PT OF LOT 4 (S-1)
IN OR 1958/1973
PLEASANT PARK SUB PB 2/21

RADHERADHE LLC
552428 US HWY 1
HILLIARD, FL 32046

2024

05-3N-24-2360-0004-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	18	CEMENT BRK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 50
Interior Wall	03	PLASTER 50
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures	63	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	18	100
Units	0	100
Occupancy	00	NONE 100

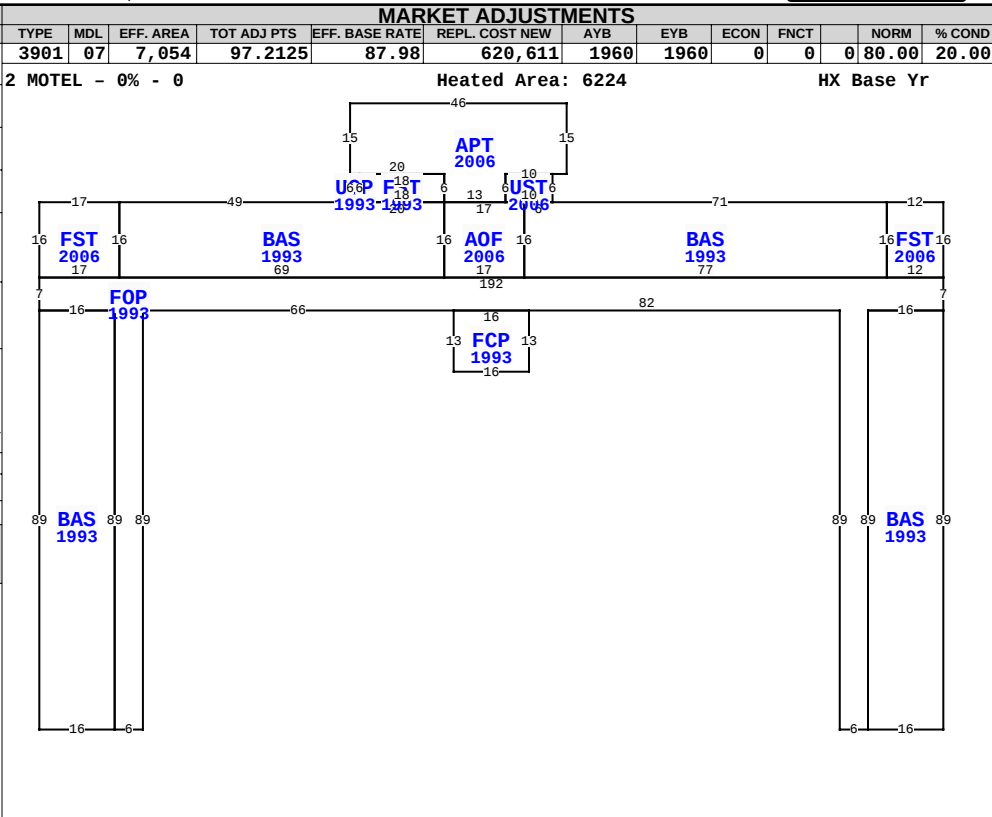
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	272	100	272	4,786
APT	768	100	768	13,514
BAS	1,104	100	1,104	19,426
BAS	1,232	100	1,232	21,678
BAS	1,424	100	1,424	25,057
BAS	1,424	100	1,424	25,057
FCP	208	20	42	739
FOP	2,412	20	482	8,481
FST	108	50	54	950
FST	192	50	96	1,689
TOTALS	9,488		7,054	124,122

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	14,158.00	SF	2.00	2.00	100	2006
2	0810	CONCRETE A	0	0	0	392.00	SF	6.50	6.50	100	1985
3	0424	CL FNC 6'	0	0	0	165.00	LF	20.00	20.00	100	2006
4	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2006
5	0971	ST LGHT OV	0	0	0	2.00	UT	1,555.00	1,555.00	100	1990
6	0940	SHEDS/PORT	0	0	12	120.00	SF	21.30	21.30	100	2008

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	003900	C	MOTEL	0	0004	CI	0.00	0.00	61,855.00	SF	1.00

REVIEW DATE 12/21/2022 BY HS



** This building has 13 Sub-Areas

552428 US HWY 1, HILLIARD

BLD DATE	10/29/2020	KK	LGL DATE	
XF DATE	10/29/2020	KK	LAND DATE	
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	0803	ASPHALT C	0	0	0	14,158.00	SF	2.00	2.00	100	2006	2006	3	58	16,423	
2	0810	CONCRETE A	0	0	0	392.00	SF	6.50	6.50	100	1985	1985	3	47	1,198	
3	0424	CL FNC 6'	0	0	0	165.00	LF	20.00	20.00	100	2006	2006	3	69	2,277	
4	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	69	207	
5	0971	ST LGHT OV	0	0	0	2.00	UT	1,555.00	1,555.00	100	1990	1990	3	28	871	
6	0940	SHEDS/PORT	0	0	12	120.00	SF	21.30	21.30	100	2008	2008	3	35	895	

TOTAL OB/XF											
21,871											

Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	218,842
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	218,842
SOH/AGL Deduction	41,749
ASSESSED VALUE	177,093
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,093
TOTAL JUST VALUE	218,842
NCON VALUE	0
INCOME VALUE	218,842
PREVIOUS YEAR MKT VALUE	218,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013654	REPAIR/RRF	2,953	09/08/2022
21008524	ROOF	50,000	06/29/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1958/1973	11/24/2014	SW	Q	I	01	200,000	
GRANTOR: AUM SHIV LLC							
GRANTEE: RADHERADHE LLC							
1896/1978	1/01/2014	QC	U	I	11	100	
GRANTOR: PATEL NARENDA & VARSH							
GRANTEE: AUM SHIV LLC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=2006] W12 BAS=[YR=1993] W71 UST=[YR=2006] N6 APT=[YR=2006] E3 N15 W46 S15 UOP=[YR=1993] S6 BAS=[YR=1993] W49 FST=[YR=2006] W17 S16 FOP=[YR=1993] S7 BAS=[YR=1993] S89 E16 N89 W16 \$ E16 S89 E6 N89 E66 FCP=[YR=1993] S13 E16 N13 W16 \$ E82 S89 E6 BAS=[YR=1993] E16 N89 W16 S89 \$ N89 E16 N7 W192 \$ E17 N16 \$ S16 E69 N16 W20 \$ E2 FST=[YR=1993] E18 N6 W18 S6 \$ N6 W2 \$ E20 S6 AOF=[YR=2006] S16 E17 N16 W17 \$ E13 N6 E10 \$ W10 S6 E10 \$ W6 S16 E77 N16 \$ S16 E12 N16 \$.											

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