BLOCK 9 PT OF LOT 1 (S-3)
IN OR 2423/1691
TOWN OF HILLIARD

LL PROPERTIES OF HILLIARD LLC
171194 HODGES RD
HILLIARD, FL 32046

2024

08-3N-24-2380-0009-0013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

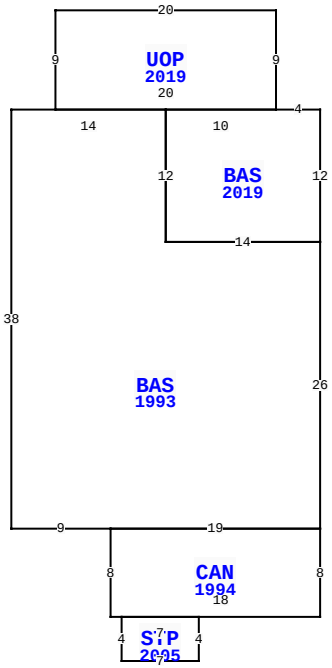
DOR CODE	1700 OFFICE BUILDINGS
MAP NUM	
MKT AREA	06
NEIGHBORHOOD/LOC	6002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	23,045
BAS	168	100	168	4,321
CAN	152	30	46	1,183
STP	28	10	3	77
UOP	180	20	36	926
TOTALS	1,424		1,149	29,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,149	90.7200	128.60	147,761	1947	1970	0	0	0	80.00	20.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 1064 HX Base Yr



551663 US HWY 1, HILLIARD

BLD DATE	06/23/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	29,552
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	31,500
TOTAL MARKET VALUE	61,052
SOH/AGL Deduction	6,082
ASSESSED VALUE	54,970
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,970
TOTAL JUST VALUE	61,052
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190002	REPAIR/RRF	0	01/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/1691	1/07/2021	WD	U	I	30	100
GRANTOR: LOYD FRANKLIN E & FRA						
GRANTEE: LL PROPERTIES OF HI						
2196/0967	5/14/2018	WD	U	I	37	27,500
GRANTOR: BRANNAN KENNETH L &						
GRANTEE: LAYDEN FRANCIS M JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W4 UOP=[YR=2019] N9 W20 S9 E20$ W10
BAS=[YR=1993] W14 S38 E9 CAN=[YR=1994] S8 E1 STP=[YR=2005]
S4 E7 N4 W7$ E18 N8 W19$ E19 N26 W14 N12$ S12 E14 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001700	C	1STORY OFF	0	0004	C-1	50.00	200.00	10,500.00	SF		1.00	1.00	1.00	3.00	3.00	31,500							

REVIEW DATE 03/05/2019 BY TW Total Acres: 0.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/06/2024 BY SYS