BLOCK 9 N10 FT OF LOT 1 &
S40 FT OF LOT 4
IN OR 2423/1696

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

2024

08-3N-24-2380-0009-0044

BUILDING CHARACTERISTICS

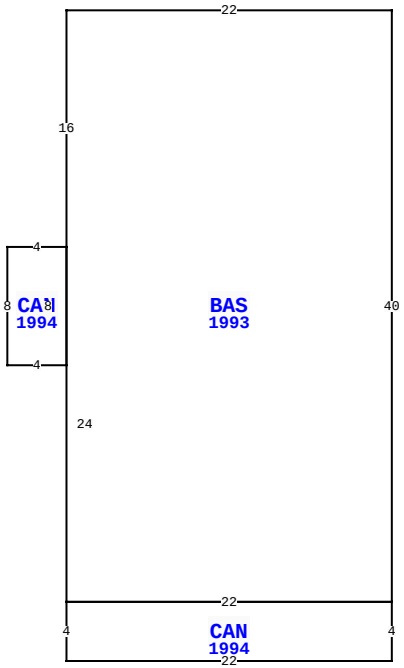
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	880	11,766
CAN	32	30	10	134
CAN	88	30	26	348
TOTALS	1,000		916	12,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2501	04	916	62.3700	53.48	48,988	1976	1976	0	0	25	50.00	25.00

1 SERV SHOP – 0% - 0 Heated Area: 880 HX Base Yr



551675 US HWY 1, HILLIARD

BLD DATE	12/09/2019	KKA	LGL DATE	
XF DATE	12/09/2019	KKA	LAND DATE	12/09/2019 KKA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	12,247
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	26,247
SOH/AGL Deduction	2,526
ASSESSED VALUE	23,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,721
TOTAL JUST VALUE	26,247
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2423/1696	1/07/2021	WD	U	I	30	100
GRANTOR: LOYD FRANKLIN E & FRA						
GRANTEE: LL PROPERTIES OF HI						
2311/1702	10/04/2019	WD	Q	I	01	20,000
GRANTOR: WASHINGTON JOYCE LOUI						
GRANTEE: LOYD FRANKLIN E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S16 CAN=[YR=1994] W4 S8 E4 N8$ S24
CAN=[YR=1994] S4 E22 N4 W22$ E22 N40$.

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	002500	C	SRVC SHOPS	0		C-1	50.00	70.00	3,500.00	SF		1.00	1.00	1.00	4.00	4.00	14,000							

REVIEW DATE 12/09/2019 BY KKA Total Acres: 0.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 08/06/2024 BY SYS