

BLK 10 PT OF LOTS 2 & 3
IN OR 2434/1552 (EX UTIL ESMT
IN OR 1582/1933)

SHREE RADHE SHYAM LLC/
552428 US HWY 1
HILLIARD, FL 32046

2024

08-3N-24-2380-0010-0022



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floor	13	LVT/LAMNT 60
Interior Floor	03	CONC FINSH 40
Ceiling	02	PART.FIN. 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		7 100
Frame	03	MASONRY 100
Common Wall		14 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	ONE-190Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100	1,112	23,491
BAS	180	100	180	3,803
BAS	256	100	256	5,408
CAN	96	30	29	613
TOTALS	1,644		1,577	33,314

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	10,891.00	SF	2.00	2.00	
2	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	
3	0940	SHEDS/PORT	0	0	19	12	228.00	SF	30.00	30.00	
4	0351	CARPORT MT	0	0	20	12	240.00	SF	10.00	10.00	
5	0350	CARPORT WD	0	0	13	12	156.00	SF	13.00	13.00	

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	C-1	195.00	130.00	34,760.00	SF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
2101	04	1,577	68.1345	117.36	185,077	1960	1975	0	0	5	77.00	18.00	
1 RSTARANT 1 - 0% - 0													
Heated Area: 1548													
HX Base Yr													
551664 US HWY 1, HILLIARD													

BLD DATE	07/22/2024	REA	LGL DATE	
XF DATE	01/22/2020	KKA	LAND DATE	
INC DATE			AG DATE	
01/22/2020				KKA

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		203,063	
TOTAL MARKET OB/XF VALUE		15,237	
TOTAL LAND VALUE - MARKET		104,280	
TOTAL MARKET VALUE		322,580	
SOH/AGL Deduction		32,795	
ASSESSED VALUE		289,785	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		289,785	
TOTAL JUST VALUE		322,580	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,441	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00901016	REMODEL	305	01/23/2009
0711184	OTHER	480	11/30/2007
0705068	SIGN	0	05/24/2007
0612155	OTHER	0	12/21/2006
9807107	REMODEL	0	07/06/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2434/1552	2/15/2021	WD	Q	I	01	320,000
GRANTOR: BINYAN MOTEL LLC						
GRANTEE: SHREE RADHE SHYAM L						
1937/1329	9/05/2014	WD	Q	I	01	175,000
GRANTOR: EICHHOLZ WAYNE A & CH						
GRANTEE: BINYAN MOTEL LLC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W16 BAS=[YR=1993] W11 S21 BAS=[YR=2008] S15 E12 N15 W12\$ E12 S15 W12 S24 CAN=[YR=1997] S4 E24N4 W24\$ E24 N24 E3 N20 W16 N16\$ S16 E16 N16\$.											

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