

BLK 10 PT OF LOT 3 IN
OR 2650/25 BEING PARCEL "1"
TOWN OF HILLIARD PBK 1/28

ROASTED ROOSTER COFFEE COMPANY
551690 US HWY 1
HILLIARD, FL 32046

2024

08-3N-24-2380-0010-0033



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	05 AVERAGE 30
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	03 CONC FNSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Fixtures	2 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	03 DIST HI 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	1100 STORES, 1 STORY

MAP NUM	MKT AREA	06
---------	----------	----

NEIGHBORHOOD/LOC	6002.00
------------------	---------

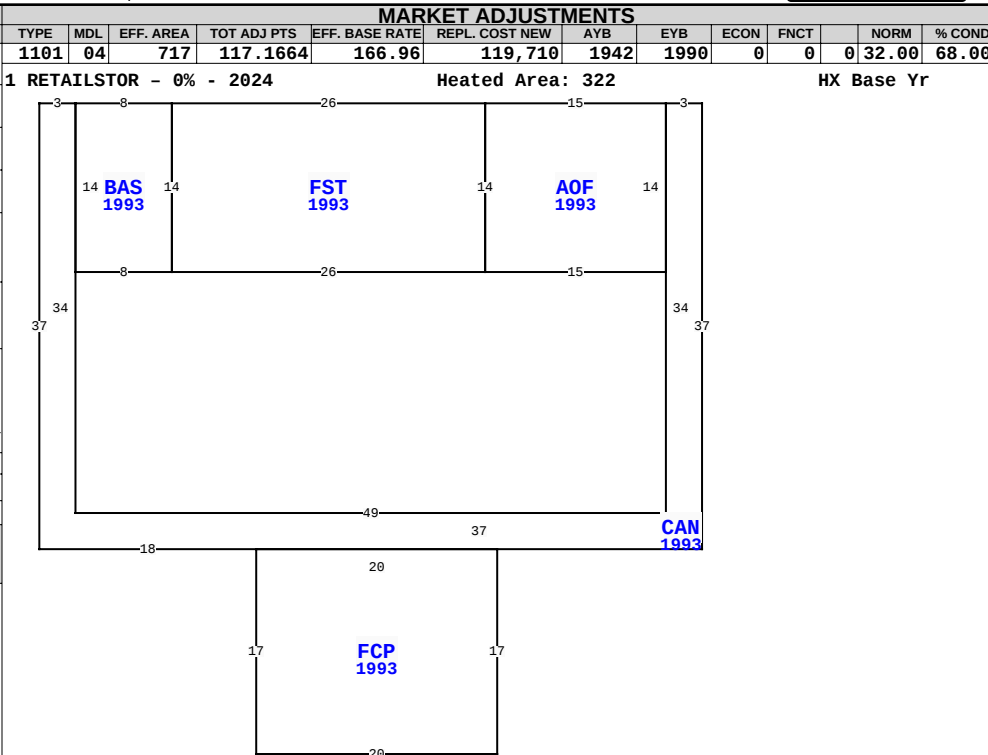
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	210	100	210	23,842
BAS	112	100	112	12,716
CAN	369	30	111	12,602
FCP	340	30	102	11,580
FST	364	50	182	20,663

TOTALS	1,395	717	81,403
--------	-------	-----	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	550.00	SF	5.20	5.20
2	0811	CONCRETE B	0	0	0	612.00	SF	5.20	5.20
3	0476	VF 6 SBPL	0	0	0	60.00	LF	32.00	32.00
4	0424	CL FNC 6'	0	0	0	12.00	LF	20.00	20.00
5	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0004	C-1	60.00	90.00	5,400.00

REVIEW DATE	07/09/2024	BY	KBA
-------------	------------	----	-----



551690 US HWY 1, HILLIARD

BLD DATE	10/24/2018	KK	LGL DATE	
XF DATE	10/24/2018	KK	LAND DATE	10/24/2018
INC DATE	02/16/2024	REA	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	0811	CONCRETE B	0	0	0	550.00	SF	5.20	5.20	100	1980	1980	3	32.5	930	
2	0811	CONCRETE B	0	0	0	612.00	SF	5.20	5.20	100	1993	1993	3	66	2,100	
3	0476	VF 6 SBPL	0	0	0	60.00	LF	32.00	32.00	100	2016	2016	3	90	1,728	
4	0424	CL FNC 6'	0	0	0	12.00	LF	20.00	20.00	100	2018	2018	3	94	226	
5	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	001100	C	STORE 1FLR	0	0004	C-1	60.00	90.00	5,400.00	SF		1.00	1.00	1.00	4.00	4.00	21,600		

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

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										3									
VALUATION BY										DIRECT_CAP									
Tax Group: 3										Tax Dist:									
BUILDING MARKET VALUE										123,663									
TOTAL MARKET OB/XF VALUE										0									
TOTAL LAND VALUE - MARKET										0									
TOTAL MARKET VALUE										123,663									
SOH/AGL Deduction										0									
ASSESSED VALUE										123,663									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										123,663									
TOTAL JUST VALUE										123,663									
NCON VALUE										0									
INCOME VALUE										123,663									
PREVIOUS YEAR MKT VALUE										71,285									

ALSO OWNS ADJCNT PRCL: 08-3N-24-2380-0010-0034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170126	REPAIR/RRF	0	06/26/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/25	6/22/2023	WD	Q	I	05	182,000
GRANTOR: GUYNN GERALD J & DAPH						
GRANTEE: ROASTER ROOSTER COF						
1686/1317	7/01/2010	QC	U	I	11	100
GRANTOR: GUYNN CLARA N						
GRANTEE: GUYNN GERALD J & DA						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
AOF=[YR=1993] W15 FST=[YR=1993] W26 BAS=[YR=1993] W8 CAN=[YR=1993] W3 S37 E18 FCP=[YR=1993] S17 E20 N17 W20\$ E37 N37 W3 S34 W49 N34\$ S14 E8 N14 \$ S14 E26 N14\$ S14 E15 N14\$.									