



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	17	CB STUCCO	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	80
Interior Wall	01	MINIMUM	20
Interior Floor	11	CLAY TILE	80
Interior Floor	08	SHT VINYL	20
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		6	100
Frame	03	MASONRY	100
Story Height		11	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	03	DIST HI	100
Occupancy	00	QWERTYCC	00 03
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
BAS	1,924	100	1,924	152,343
CAN	48	30	14	1,109
FST	96	50	48	3,801
TOTALS	2,068		1,986	157,252

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	186
2	0803	ASPHALT C	0	0	0	0	14,125.00	SF	2.00	2.00	14,125
3	0810	CONCRETE A	0	0	0	0	102.00	SF	6.50	6.50	215
4	0510	GARAGE WD-	0	0	24	12	288.00	SF	26.25	26.25	3,024
5	0972	ST LGHT UN	0	0	0	0	1.00	UT	1,265.00	1,265.00	658

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0004	C-1	0.00	0.00	28,870.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	1,986	111.1320	158.36	314,503	1965	1985	0	0	0 50.00	50.00
1 RETAILSTOR - 0% - 0 Heated Area: 1924 HX Base Yr											
TOTALS	2,068		1,986								

551769 US HWY 1, HILLIARD				XF DATE				LAND DATE		07/23/2019		0	
				INC DATE				AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
16.00	UT	25.00	25.00	100	1980	1980	3	46.5	186				
14,125.00	SF	2.00	2.00	100	1980	1980	3	50	14,125				
102.00	SF	6.50	6.50	100	1980	1980	3	32.5	215				
288.00	SF	26.25	26.25	100	2005	2005	3	40	3,024				
1.00	UT	1,265.00	1,265.00	100	2000	2000	3	52	658				

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 3										Tax Dist:	
BUILDING MARKET VALUE										157,252	
TOTAL MARKET OB/XF VALUE										18,208	
TOTAL LAND VALUE - MARKET										86,610	
TOTAL MARKET VALUE										262,070	
SOH/AGL Deduction										51,234	
ASSESSED VALUE										210,836	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										210,836	
TOTAL JUST VALUE										262,070	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										266,855	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190090	REPAIR/RRF	0	04/19/2019
20120084	REMODEL	580	05/31/2012
20120003	SIGN	500	01/05/2012
20100056	SIGN	2,700	04/27/2010
20100055	ELEC OTHER	0	04/25/2010
0706077	ELEC OTHER	300	06/05/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2715/333	5/17/2024	SW	Q	I	01	190,000	
GRANTOR: LL PROPERTIES OF HILL							
GRANTEE: 551769 LHM LLC							
2423/1689	1/07/2021	WD	U	I	30	185,000	
GRANTOR: LOYD FRANKLIN E & FRA							
GRANTEE: LL PROPERTIES OF HI							

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

BUILDING DIMENSIONS											
BAS=[YR=1993] W9 FST=[YR=1994] N8 W12 S8 E12\$ W28 S52 E19 CAN=[YR=2000] S3 E16 N3 W16\$ E18 N52\$.											