

BLOCK 18 E 190 FT OF N 200FT
LOT 3, W 80FT OF N 200FT LOT 4
IN OR 2537/1434

GC TIRE COMPANY INC
PO BOX 1325
HILLIARD, FL 32046

2024

08-3N-24-2380-0018-0031



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 70
Exterior Wall	12 CEDAR 30
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FINSH 100
Ceiling	01 FIN.SUSPD 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	4 100
Frame	03 MASONRY 100
Story Height	13 100
RMS	1 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	03 DIST HI 100
Occupancy	00 OWNER OCC 100

Quality	02 Quality Level 02
DOR CODE	2500 REPAIR SERVICE

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

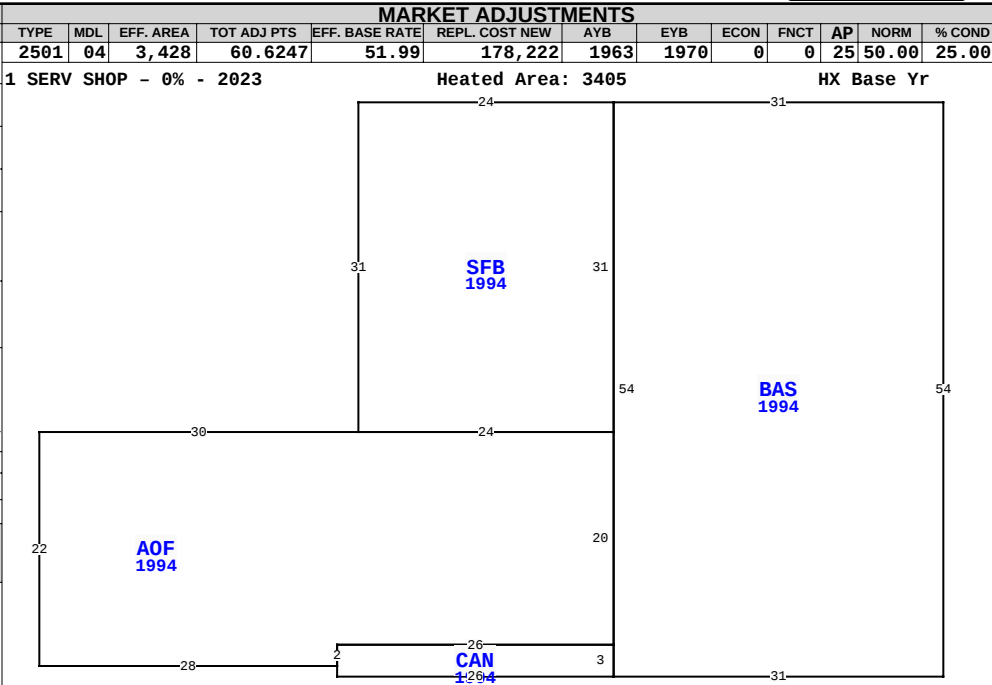
NEIGHBORHOOD/LOC	6002.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,136	100	1,136	14,765
BAS	1,674	100	1,674	21,758
CAN	78	30	23	299
SFB	744	80	595	7,734

TOTALS	3,632		3,428	44,556
--------	-------	--	-------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	10,695.00	SF	4.00	4.00	
2	0803	ASPHALT C	0	0	0	0	12,553.00	SF	2.00	2.00	
3	0351	CARPORT MT	0	0	24	24	576.00	SF	10.00	10.00	
4	0351	CARPORT MT	0	0	36	21	756.00	SF	7.50	7.50	
6	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	
7	0351	CARPORT MT	0	0	58	24	1,392.00	SF	10.00	10.00	
8	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	
9	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	
10	0351	CARPORT MT	0	0	24	21	504.00	SF	10.00	10.00	

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	002500	C	SRVC SHOPS	0	0004	C-1	200.00	270.00	54,000.00	SF	



551894 US HWY 1, HILLIARD

BLD DATE	06/11/2020	KKA	LGL DATE	
XF DATE	06/11/2020	KKA	LAND DATE	06/11/2020
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 3										Tax Dist:	
BUILDING MARKET VALUE										44,556	
TOTAL MARKET OB/XF VALUE										42,626	
TOTAL LAND VALUE - MARKET										108,000	
TOTAL MARKET VALUE										195,182	
SOH/AGL Deduction										0	
ASSESSED VALUE										195,182	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										195,182	
TOTAL JUST VALUE										195,182	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										198,120	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210026	NEW ROOF	6,500	02/17/2021
20100082	ELEC OTHER	0	07/12/2010
9002008	TANKS/BLRS	43,397	02/05/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2537/1434	2/08/2022	SW	Q	I	01	225,000	
GRANTOR:EDE REAL PROPERTY INV							
GRANTEE:GC TIRE COMPANY INC							
2188/1649	4/04/2018	WD	Q	I	01	160,000	
GRANTOR:LOYD DOUGLAS R & STEP							
GRANTEE:EDE REAL PROPERTY I							

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

BUILDING DIMENSIONS											
BAS=[YR=1994] W31 SFB=[YR=1994] W24 S31 AOF=[YR=1994] W30 S22 E28 CAN=[YR=1994] S1 E26 N3 W26 S2\$ N2 E26 N20 W24\$ E24 N31\$ S54 E31 N54\$.											