

PARCEL 28 IN SEC 9 &
PARCEL 8 IN SEC 16
IN OR 2006/1433

AMATO PROPERTIES LLC/
19 HALLS WAY SUITE 202, 5385 RIVERVIEW DR
ST AUGUSTINE, FL 32080

2024

09-3N-24-0000-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	05	STEEL 100
Story Height		15 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 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	9,000	100	9,000	1,112,998
CAN	192	30	58	7,173
TOTALS	9,192		9,058	1,120,170

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	15,048.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	2,977.00	SF	4.00	4.00	
3	0400	CONC CURB	0	0	0	0	165.00	LF	15.00	15.00	
4	0402	CONC BUMPE	0	0	0	0	22.00	UT	25.00	25.00	
5	4950	BOLLARD	0	0	0	0	13.00	UT	100.00	100.00	
6	0978	SECURTY LT	0	0	0	0	9.00	UT	450.00	450.00	
7	0424	CL FNC 6'	0	0	0	0	53.00	LF	20.00	20.00	
8	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	
9	0098	AWNING MTL	0	0	0	0	7.00	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	001100	C	STORE 1FLR	0	0004	C-1	0.00	0.00	72,855.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	9,058	98.6208	140.53	1,272,921	2007	2007	0	0	12.00	88.00
2 RETAILSTOR - 0% - 0											
Heated Area: 9000											
HX Base Yr											
26 4 74 4											
BAS 2007											
C48N 2007											
BLD DATE 02/25/2022 KK											
XF DATE 02/25/2022 KK											
INC DATE											
LGL DATE 02/25/2022 KK											
LAND DATE 02/25/2022 KK											
AG DATE											
551477 US HWY 1, HILLIARD											

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	ADJ UNIT PRICE	ADJ UNIT PRICE	ADJ UNIT PRICE	ADJ UNIT PRICE	ADJ UNIT PRICE	ADJ UNIT PRICE
02/25/2022	02/25/2022		02/25/2022			2.00	2.00	2.00	2.00	2.00	2.00
36,945											

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	ADJ UNIT PRICE	ADJ UNIT PRICE	ADJ UNIT PRICE	ADJ UNIT PRICE	ADJ UNIT PRICE	ADJ UNIT PRICE
02/25/2022	02/25/2022		02/25/2022			2.00	2.00	2.00	2.00	2.00	2.00
36,945											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		1,120,170	
TOTAL LAND VALUE - MARKET		36,945	
TOTAL MARKET VALUE		145,710	
SOH/AGL Deduction		1,302,825	
ASSESSED VALUE		231,655	
TOTAL EXEMPTION VALUE		1,071,170	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,071,170	
NCON VALUE		1,302,825	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,348,273	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0710157	SIGN	3,500	10/23/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2006/1433	9/11/2015	WD	Q	I	01
GRANTOR: NB PROPERTIES I LLC					
GRANTEE: AMATO PROPERTIES LL					
1585/1345	9/18/2008	WD	Q	I	
GRANTOR: TRC HILLIARD LLC					
GRANTEE: NB PROPERTIES I LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W100S00E26 CAN=[YR=2007] S4 E48N4W48SE74N90\$.											