



BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	15	CONC BLOCK 70	
Exterior Wall	17	CB STUCCO 30	
Roof Structure	04	WOOD TRUSS 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 90	
Interior Wall	05	DRYWALL 10	
Interior Floor	07	CORK/VTILE 50	
Interior Floor	14	CARPET 50	
Ceiling	02	F.NOT SUS 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures	27	100	
Frame	03	MASONRY 100	
Story Height	9	100	
RMS	5	100	
Stories	1.	1. 100	
Units	0	100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	ONE Level 01	
DOR CODE	3300	NIGHTCLUB/BARS	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC 9002.00			

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
3301	04	5,728	69.4612	83.87	480,407	1952	1967	0	0	20	50.00	30.00	
1 BARS - 0% - 2023													
Heated Area: 5345													
HX Base Yr													

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	476	100	476	11,977
BAS	4,811	100	4,811	121,050
FCP	306	30	92	2,315
FEP	72	80	58	1,459
FST	276	50	138	3,472
FST	306	50	153	3,850
TOTALS	6,247		5,728	144,122

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	0	0	0	624.00	SF	5.20	5.20	100	1962	1962
2	0803	ASPHALT C	0	0	0	0	10,942.00	SF	2.00	2.00	20	1980	1980
3	0681	POLE SHED	0	0	24	10	240.00	SF	15.00	15.00	100	1980	1980
4	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	1990	1990
5	0810	CONCRETE A	0	0	23	12	276.00	SF	6.50	6.50	100	1990	1990
6	0819	CONC 12"	0	0	14	7	98.00	SF	9.50	9.50	100	1990	1990
7	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2009	2009
8	0971	ST LGHT OV	0	0	0	0	6.00	UT	1,555.00	1,555.00	100	1990	1990
9	1128	BRICK 12"	0	0	0	0	110.00	SF	14.00	14.00	100	1990	1990

551055 US HWY 1, HILLIARD				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
624.00	SF	5.20	5.20	100	1962	1962	3	20	649	
10,942.00	SF	2.00	2.00	20	1980	1980	3	30	6,565	
240.00	SF	15.00	15.00	100	1980	1980	3	20	720	
5.00	UT	100.00	100.00	100	1990	1990	3	100	500	
276.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,067	
98.00	SF	9.50	9.50	100	1990	1990	3	59.5	554	
7.00	UT	25.00	25.00	100	2009	2009	3	93	163	
6.00	UT	1,555.00	1,555.00	100	1990	1990	3	28	2,612	
110.00	SF	14.00	14.00	100	1990	1990	3	86	1,324	

LAND DESCRIPTION													
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
1	003300	C	NIGHT CLUB	0		CG	250.00	155.00	53,143.00	SF		1.00	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0.70	2.50	1.75	93,000							

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		144,122	
TOTAL MARKET OB/XF VALUE		14,154	
TOTAL LAND VALUE - MARKET		93,000	
TOTAL MARKET VALUE		251,276	
SOH/AGL Deduction		0	
ASSESSED VALUE		251,276	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		251,276	
TOTAL JUST VALUE		251,276	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		255,649	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011519	REPAIR/RRF	26,650	11/19/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2574/1332	6/14/2022	WD	Q	I	01	300,000	
GRANTOR: KING'S BAR INC							
GRANTEE: SHREEJI FLORIDA LLC							
1335/1050	7/22/2005	WD	U	I	01	80,000	
GRANTOR: PRITCHARD JUANITA & T							
GRANTEE: KING'S BAR INC							

BUILDING NOTES													
BUILDING DIMENSIONS													
FCP=[YR=1993] W18 FST=[YR=1993] N16 W12 APT=[YR=1993] W28 FST=[YR=1993] W20 BAS=[YR=1993] W41 U10 L6 W26 S10 W12 L11 D10 S26 E44 FEP=[YR=1993] S4 E18 N4 W18\$ E112 N7 E3 N6 W20 N6 W35 N8 W8 N9\$ S9 E8 S8 E12 N17\$ S17 E28 N17\$ S17 W5 S6 E17 N7\$ S7 E3 S6 W3 S5 E18 N18\$.													