

PT OF LOTS 21 & 22 &
PT OF NW1/4 OF SW1/4 OF
SEC 15-3N-24E IN OR 970/848

WD HILLIARD LLC
C/O THE AEGIS GROUP, LLC, 1102 18TH AVENUE SOUTH
NASHVILLE, TN 37212

2024

15-3N-24-2320-0021-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	32	100
Frame	03	MASONRY 100
Story Height	20	100
RMS	11	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

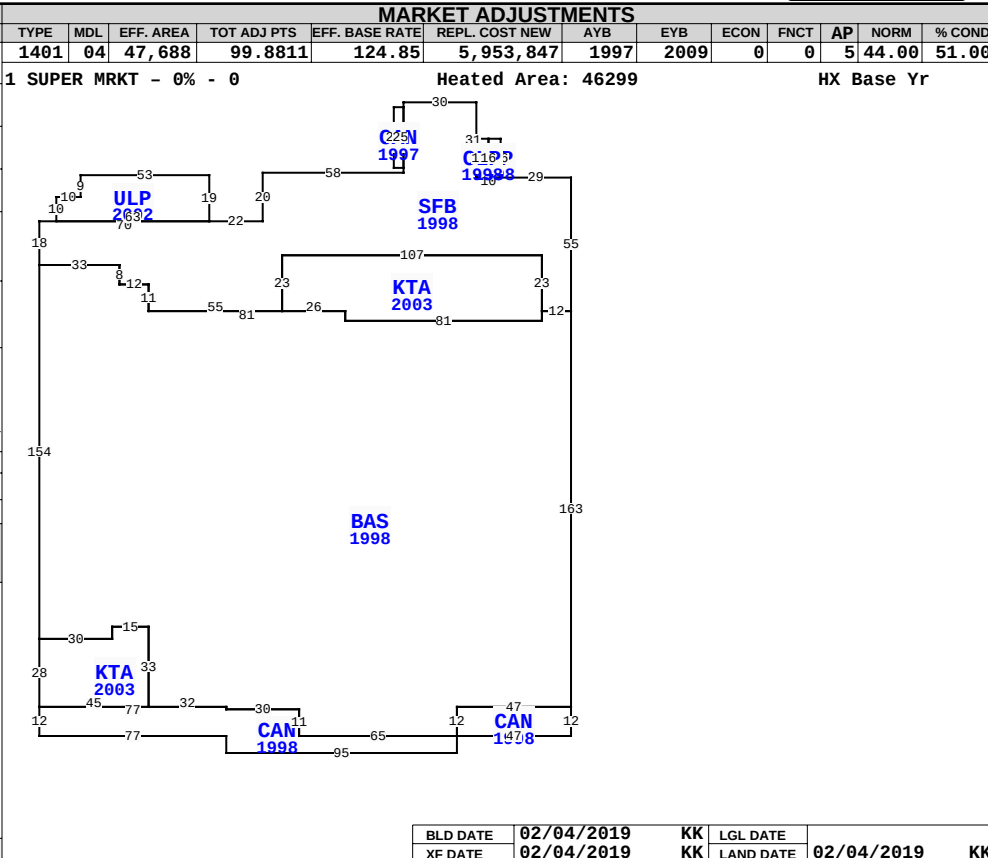
Quality	02	Quality Level 02
DOR CODE	1400	SUPERMARKET

MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	35,607	100	35,607	2,267,222
CAN	100	30	30	1,910
CAN	564	30	169	10,761
CAN	1,919	30	576	36,676
CLP	80	30	24	1,528
KTA	1,335	110	1,468	93,473
KTA	2,785	110	3,064	195,095
SFB	8,215	80	6,572	418,462
ULP	80	15	12	764
ULP	1,107	15	166	10,570
TOTALS	51,792		47,688	3,036,462

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0966	FIRE SPRNK	0	0	0	0	47,792.00	SF	3.00	3.00
2	1089	HYDRL RAMP	0	0	0	0	2.00	UT	5,500.00	5,500.00
3	0972	ST LGHT UN	0	0	0	0	17.00	UT	2,530.00	2,530.00
4	0812	CONCRETE C	0	0	0	0	14,855.00	SF	4.00	4.00
5	0803	ASPHALT C	0	0	0	0	234,057.00	SF	2.00	2.00
6	0400	CONC CURB	0	0	0	0	6,909.00	LF	15.00	15.00
7	0975	ST LT/ARM	0	0	0	0	12.00	UT	500.00	500.00
8	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00
9	4950	BOLLARD	0	0	0	0	47.00	UT	100.00	100.00
11	0964	HALON SYST	0	0	0	0	136.00	SF	50.00	50.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	001400	C	SUPERMARKT	0		CG	0.00	0.00	565,408.80	SF



550969 US HWY 1, HILLIARD	BLD DATE	02/04/2019	KK	LGL DATE	
	XF DATE	02/04/2019	KK	LAND DATE	02/04/2019
	INC DATE			AG DATE	KK

TOTAL OB/XF										
502,026	TOT DPTH	1.00	% COND	1.00	TOT ADJ	1.00	UNIT PRICE	1.00	ADJ UNIT PRICE	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		3,036,462	
TOTAL MARKET OB/XF VALUE		513,292	
TOTAL LAND VALUE - MARKET		565,409	
TOTAL MARKET VALUE		4,115,163	
SOH/AGL Deduction		1,067,908	
ASSESSED VALUE		3,047,255	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		3,047,255	
TOTAL JUST VALUE		4,115,163	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,845,961	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001750	REPAIR/RRF	491,160	02/08/2023
M14494	MECH OTHER	23,615	04/01/2009
B22402	REMODEL	400,000	04/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0970/0848	2/09/2001	WD U	I	02	
GRANTOR: PRINCIPAL MUTUAL LIFE					
GRANTEE: WD HILLIARD LLC					
0826/0504	3/16/1998	WD U	I	09	
GRANTOR: SUNBELT-DIX INC					
GRANTEE: PRINCIPAL MUTUAL LI					

BUILDING NOTES										
BUILDING DIMENSIONS										
SFB=[YR=1998] W29 ULP=[YR=1998] N16 W5 CLP=[YR=1998] W5 S16 E5 N16\$ S16 E5 \$ W10 N31 W30 S2 CAN=[YR=1997] W4 S25 E4 N25\$ S27 W58 S20 W22 ULP=[YR=2002] N19 W53 S9 W10 S10 E63\$ W70 S18 BAS=[YR=1998] S154 KTA=[YR=2003] S28 CAN=[YR=1998] S12 E77 S7 E95 N7 W65 N11 W30 N1 W77\$ E45 N33 W15 S5 W30\$ E30 N5 E15 S33 E32 S1 E30 S11 E65 CAN=[YR=1998] E47 N12 W47 S12\$ N12 E47 N163 W12 KTA=[YR=2003] N23 W107 S23 E26 S4 E81 N4\$ S4 W81 N4 W81 N11 W12 N8 W33\$ E33 S8 E12 S11 E55 N23 E107 S23 E12 N55\$.										

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4				
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY									