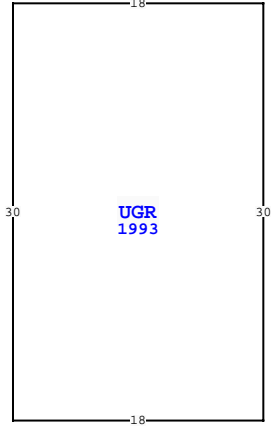
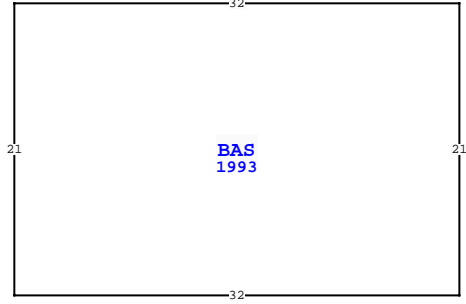


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	15 CONC BLOCK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	03 DIST HI 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	915	107.4600	102.09	93,412	1967	1980	0	0	0	19.75	80.25		
2 SINGLE FAM - 0% - 0 Heated Area: 672 HX Base Yr														



Quality	03 Quality Level 03			
DOR CODE	2100 RESTAURANTS/CAFE			
MAP NUM	MKT AREA 06			
NEIGHBORHOOD/LOC	6002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	55,055
UGR	540	45	243	19,908
TOTALS	1,212		915	74,963

551429 US HWY 1, HILLIARD

BLD DATE	12/03/2021	KK	LGL DATE	
XF DATE	01/06/2020	KK	LAND DATE	12/03/2021
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			141,672
TOTAL MARKET OB/XF VALUE			25,026
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			206,698
SOH/AGL Deduction			20,761
ASSESSED VALUE			185,937
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			185,937
TOTAL JUST VALUE			206,698
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			211,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2197/0452	5/18/2018	SW	Q	I	01	160,000
GRANTOR: BOUCHARD LILLIAN E						
GRANTEE: RHYSE PROPERTIES LL						
0996/1709	7/10/2001	WD	Q	I		79,000
GRANTOR: FRED LEWIS INC						
GRANTEE: BOUCHARD LILLIAN E						

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	Q	% COND	OB/XF MKT VALUE	NOTES

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W32 S21 E32 N21 \$ PTR= E15 UGR=[YR=1993] E18 S30 W18 N30 \$ W15 \$.

LAND DESCRIPTION														TOTAL OB/XF										
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV