



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	02	SHED 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	14	CARPET 100		
Ceiling	01	FIN.SUSPD 100		
Air Condition	03	CENTRAL 100		
Heating Type	03	FORCED AIR 100		
Fixtures		5 100		
Frame	02	WOOD FRAME 100		
Story Height		8 100		
RMS		3 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	03	DIST HI 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	80	100	80	3,835
BAS	519	100	519	24,881
BAS	601	100	601	28,812
STP	28	10	3	144

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	1,203	84.1050	119.85	144,180	1959	1959	0	0	10	50.00	40.00
1 RETAILSTOR - 0% - 0 Heated Area: 1200 HX Base Yr												
551393 US HWY 1, HILLIARD												
BLD DATE	01/06/2020	KKA	LGL DATE	01/06/2020	KKA	AG DATE	01/06/2020	KKA				
XF DATE	01/06/2020	KKA	LAND DATE									
INC DATE												

TOTALS		1,228		1,293		57,672		551393 US HWY 1, HILLIARD					XF DATE		INC DATE		01/06/2020		KKA	LAND DATE		01/06/2020		KKA
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						
1	0803	ASPHALT C	0	0	0	0	6,031.00		SF	2.00	2.00	100	1975	1975	3	50	6,031							
2	0510	GARAGE WD-	0	0	25	14	350.00		SF	35.00	35.00	100	1970	1970	3	20	2,450							
3	0430	CL FNC 6B	0	0	0	0	460.00		LF	9.70	9.70	100	1960	1960	3	20	892							
4	0463	FENCE GATE	0	0	0	0	9.00		UT	300.00	300.00	100	1960	1960	3	20	540							
5	0940	SHEDS/PORT	0	0	6	6	36.00		SF	13.20	13.20	100	1997	1997	3	20	95							
6	0972	ST LGHT UN	0	0	0	0	1.00		UT	2,530.00	2,530.00	100	2001	2001	3	55	1,392							
7	0975	ST LT/ARM	0	0	0	0	3.00		UT	500.00	500.00	100	2001	2001	3	55	825							
8	0351	CARPORT MT	0	0	16	12	192.00		SF	10.00	10.00	100	2001	2001	3	20	384							
9	0819	CONC 12"	0	0	7	2	14.00		SF	9.50	9.50	100	1959	1959	3	20	27							

LAND DESCRIPTION										TOTAL OB/XF					12,636			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	001100	C	STORE 1FLR	0	0004	C-1	-120.00	300.00	59,775.06	SF		1.00	1.00	1.00	2.00	2.00	1	

NASSAU COUNTY PROPERTY										PAGE 1 of 1			3
VALUATION SUMMARY													
VALUATION BY								STANDARD					
Tax Group: 3								Tax Dist:					
BUILDING MARKET VALUE								57,672					
TOTAL MARKET OB/XF VALUE								12,636					
TOTAL LAND VALUE - MARKET								119,550					
TOTAL MARKET VALUE								189,858					
SOH/AGL Deduction								27,038					
ASSESSED VALUE								162,820					
TOTAL EXEMPTION VALUE								0					
BASE TAXABLE VALUE								162,820					
TOTAL JUST VALUE								189,858					
NCON VALUE								0					
INCOME VALUE								12					
PREVIOUS YEAR MKT VALUE								191,595					