



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	13 100
Frame	05 STEEL 100
Story Height	15 100
RMS	4 100
Stories	1.5 1.5 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	03 DIST HI 100
Occupancy	00 NONE 100

Quality	01 Quality Level 01
DOR CODE	4800 WAREHOUSE-STORAGE

MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC 6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	832	250	2,080	12,730
BAS	8,700	100	8,700	53,244
CAN	540	30	162	991
CLP	696	60	418	2,558
PTO	320	5	16	98
PTO	660	5	33	202
ULP	174	30	52	318
TOTALS	11,922		11,461	70,141

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
1	0812	CONCRETE C	0	0	31	30		930.00	SF 4.00	100	1974	1974	3
2	0810	CONCRETE A	0	0	21	5		105.00	SF 6.50	100	1974	1974	3
3	0810	CONCRETE A	0	0	0	0		586.00	SF 6.50	100	1974	1974	3
4	0978	SECURTY LT	0	0	0	0		3.00	UT 450.00	100	2000	2000	3

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	004800	C	WAREHOUSE	0	0004	M-1	0.00	0.00	79,280.00	SF		1.00	1.00
2	000000	C	VAC RES	0		M-1	0.00	0.00	2.26	AC		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
4803	06	11,461	66.8850	30.60	350,707	1974	1974	0	0	0	80.00	20.00	
1 STOR WAREH - 0% - 0 Heated Area: 9532 HX Base Yr													
551174 US HWY 1, HILLIARD													
BLD DATE		02/04/2019		KK		LGL DATE		02/04/2019		KK			
XF DATE		02/04/2019		KK		LAND DATE							
INC DATE						AG DATE							

TOTAL OB/XF 2,755													
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	004800	C	WAREHOUSE	0	0004	M-1	0.00	0.00	79,280.00	SF		1.00	1.00
2	000000	C	VAC RES	0		M-1	0.00	0.00	2.26	AC		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		70,141	
TOTAL MARKET OB/XF VALUE		2,755	
TOTAL LAND VALUE - MARKET		210,540	
TOTAL MARKET VALUE		283,436	
SOH/AGL Deduction		13,000	
ASSESSED VALUE		270,436	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		270,436	
TOTAL JUST VALUE		283,436	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9503063	ADDITION	4,000	03/28/1995
87-733	N/A	250	03/18/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2078/1524	10/14/2016	WD	Q	V	03	50,000	
GRANTOR: HUNTLEY MARY REVOCABL							
GRANTEE: 3MC INDUSTRIAL REAL							
2059/0448	7/14/2016	WD	Q	I	05	290,000	
GRANTOR: BEL PROPERTY MANAGEME							
GRANTEE: 3MC INDUSTRIAL REAL							

BUILDING NOTES													
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BUILDING DIMENSIONS													
PTO=[YR=1995] W30 S22 CAN=[YR=1995] S18 BAS=[YR=1993] W115 ULP=[YR=1993] W29 S6 CLP=[YR=1993] S24 E29 N24 W29\$ E29 N6\$ S60 PTO=[YR=1994] S10 E32 N10 W32\$ E145 N60 W30\$ E30 N18 W30 \$ E30 N22\$ PTR= E20 APT=[YR=1993] E32 S26 W32 N26\$ W20\$.													