

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	02	ROLL COMP	100
Interior Wall	04	PLYWOOD	60
Interior Wall	01	MINIMUM	40
Interior Floor	07	CORK/VTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures		8	100
Frame	03	MASONRY	100
Story Height		11	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	03	DIST HI	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,052	100	2,052
BAS	180	100	180
BAS	330	100	330
TOTALS	2,562		2,562
			110,861

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
1	CONVSTORE	- 0%	- 0																									
Heated Area: 2562 HX Base Yr																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>09/24/2020</th> <th>KK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>09/24/2020</th> <th>KK</th> <th>LAND DATE</th> <th>07/25/2023</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>														BLD DATE	09/24/2020	KK	LGL DATE		XF DATE	09/24/2020	KK	LAND DATE	07/25/2023	INC DATE			AG DATE	
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INC DATE			AG DATE																									

NASSAU COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				110,861		
TOTAL MARKET OB/XF VALUE				18,721		
TOTAL LAND VALUE - MARKET				55,412		
TOTAL MARKET VALUE				184,994		
SOH/AGL Deduction				13,662		
ASSESSED VALUE				171,332		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				171,332		
TOTAL JUST VALUE				184,994		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				176,123		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20100003	ELEC OTHER	0	01/13/2010			
0601027	SIGN	0	02/01/2006			
R002517	REPAIR/RRF	8,600	05/01/2000			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1203/1681	1/26/2004	WD	U	I	19	150,000
GRANTOR: WILLIAMS MARJORIE H						
GRANTEE: JOSEPH BROTHERS LLC						
0274/0520	9/01/1978	WD	Q	I		70,000
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W5 BAS=[YR=2008] W19 S10 E17 N5 E2 N5S5W2S5W17N10W4 BAS=[YR=2008] W33S10E33N10S10W33S32 E61 N42\$.						

EXTRA FEATURES														551114 US HWY 1, HILLIARD			
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	13,978.00	SF	2.00	2.00	100	1977	1977	3	50	13,978	
2	0812	CONCRETE C	0	0	61	20	1,340.00	SF	4.00	4.00	100	1977	1977	3	28	1,501	
3	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	1995	1995	3	39	878	
4	4950	BOLLARD	0	0	0	0	13.00	UT	100.00	100.00	100	1995	1995	3	100	1,300	
5	0443	STK FNC 6'	0	0	0	0	33.00	LF	10.00	10.00	100	2002	2002	3	20	66	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2002	2002	3	58	348	
7	0810	CONCRETE A	0	0	4	6	24.00	SF	6.50	6.50	100	1998	1998	3	75	117	
8	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	2002	2002	3	82	533	
TOTAL OB/XF																18,721	

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
1	001410	C	CONV STORE	0	0004	CN -	55.00	143.00	22,165.00	SF		1.00	1.00	1.00	2.50	2.50	55,412							