



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 60
Interior Wall	04	PLYWOOD 40
Interior Floo	10	TERRAZZO 60
Interior Floo	03	CONC FINSH 40
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3300	NIGHTCLUB/BARS
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,044	100	1,044	23,655
BAS	1,472	100	1,472	33,353
UST	72	40	29	657
TOTALS	2,588		2,545	57,665

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0422	CL FNC 4'	0	0	0	180.00	LF	15.00	15.00	100	1980
2	0803	ASPHALT C	0	0	0	3,472.00	SF	2.00	2.00	100	1960
3	0810	CONCRETE A	0	0	0	270.00	SF	6.50	6.50	100	1975
4	0141	BAR TOP L	0	0	0	45.00	LF	86.00	86.00	100	1985

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	003300	C	NIGHT CLUB	0	0004	CG	0.00	0.00	13,548.76	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM
3301	04	2,545	93.8184	113.29	288,323	1954	1954	0	0	30	50.00
1 BARS - 0% - 0											
Heated Area: 2516											
HX Base Yr											
UST 1993											
APT 1993											
BAS 1993											

550602 US HWY 1, HILLIARD				INC DATE		09/24/2020		KK		LGL DATE		09/24/2020		KK	
UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
180.00		LF	15.00	15.00	100	1980	1980	3	20	540					
3,472.00		SF	2.00	2.00	100	1960	1960	3	50	3,472					
270.00		SF	6.50	6.50	100	1975	1975	3	26	456					
45.00		LF	86.00	86.00	100	1985	1985	3	20	774					

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
62,628											
TOTAL MARKET OB/XF VALUE											
5,242											
TOTAL LAND VALUE - MARKET											
27,098											
TOTAL MARKET VALUE											
94,968											
SOH/AGL Deduction											
13,744											
ASSESSED VALUE											
81,224											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
81,224											
TOTAL JUST VALUE											
94,968											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
100,274											
SALES DATA											
OFF RECORD											
Number											
DATE											
1502/0260											
5/30/2007											
WD Q I											
120,000											
GRANTOR: FORD TIMOTHY D & THOM											
GRANTEE: SCOTT JEANNE											
0788/0006											
3/21/1997											
PR U I 06											
100											
GRANTOR: PALFALVY CHARLOTTE Y											
GRANTEE: FORD TIMOTHY & THOM											
BUILDING NOTES											
BUILDING DIMENSIONS											
UST=[YR=1993] W6 APT=[YR=1993] W43 BAS=[YR=1993] W15 S37 E12											
S10 E32 N19 W8 N16 W21 N12 \$ S12 E21 S16 E8 S9 E16 N25 W2 N12											
\$ S12 E6 N12 \$.											

**SCOTT JEANNE/
PO BOX 1199
HILLIARD, FL 32046-1199**

22-3N-24-2320-0010-0020

[illegible]