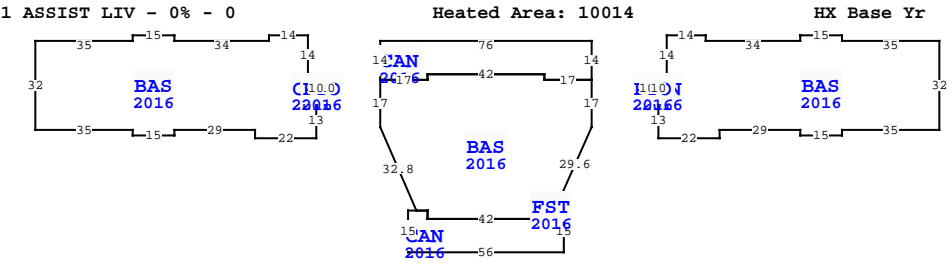




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	80
Interior Floor	11	CLAY TILE	20
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		56	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		32	100
Stories	1.	1.	100
Units		0	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			
7403	04	10,551	102.9000	126.05	1,329,954	2016	2016	0	0	0	5.00	95.00		

NASSAU COUNTY PROPERTY				PAGE 1 of 3	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				2,993,739	
TOTAL MARKET OB/XF VALUE				303,250	
TOTAL LAND VALUE - MARKET				216,190	
TOTAL MARKET VALUE				3,429,076	
SOH/AGL Deduction				494,688	
ASSESSED VALUE				2,934,388	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				2,934,388	
TOTAL JUST VALUE				3,513,179	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				3,605,092	



Quality	03	Quality Level 03		
DOR CODE	7400	HOMES FOR THE AGED		
MAP NUM		MKT AREA 09		
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,320	100	3,320	397,562
BAS	3,320	100	3,320	397,562
BAS	3,374	100	3,374	404,028
CAN	30	30	9	1,077
CAN	30	30	9	1,077
CAN	714	30	214	25,626
CAN	980	30	294	35,206
FST	14	50	7	838
PTO	40	5	2	239
PTO	40	5	2	239
TOTALS	11,862		10,551	1,263,456

PERMIT NUM		DESCRIPTION	AMT	ISSUED
18009711	NEW CONSTR	1,812,466	04/03/2019	
B1530223	NEW CONSTR	0	04/06/2015	
B1530184	372 SF BLDG WTR T	16,119	04/01/2015	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1915/1774	5/06/2014	QC	U	V	11	100

GRANTOR: ADKINS DOUGLAS D & JA						
GRANTEE: DAYSRING HEALTH LL						
1915/1771	5/06/2014	QC	U	I	11	100
GRANTOR: ADKINS DOUGLAS D & JA						
GRANTEE: DAYSRING HEALTH LL						

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	39,500.00	SF	2.00	2.00	100	2016	2016	3	78	61,620	
2	0812	CONCRETE C	0	0	0	0	3,663.00	SF	4.00	4.00	100	2016	2016	3	96	14,066	
3	0400	CONC CURB	0	0	0	0	730.00	LF	15.00	15.00	100	2016	2016	3	97	10,622	
4	0972	ST LGHT UN	0	0	0	0	14.00	UT	2,530.00	2,530.00	100	2016	2016	3	90	31,878	
5	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	2016	2016	3	96	624	
6	0462	ST/AL FNC	0	0	0	0	1,764.00	SF	10.00	10.00	100	2016	2016	3	81	14,288	
7	0422	CL FNC 4'	0	0	0	0	1,136.00	LF	15.00	15.00	100	2016	2016	3	90	15,336	
8	0810	CONCRETE A	0	0	0	0	90.00	SF	6.50	6.50	100	2016	2016	3	96	562	
9	0810	CONCRETE A	0	0	0	0	29.00	SF	6.50	6.50	100	2016	2016	3	96	181	
10	0810	CONCRETE A	0	0	0	0	210.00	SF	6.50	6.50	100	2016	2016	3	96	1,310	

BLD DATE		04/29/2021	KK	LGL DATE	
XF DATE		04/29/2021	KK	LAND DATE	03/21/2023
INC DATE				AG DATE	DC

BUILDING NOTES						
553702 US HWY 1, HILLIARD						

BUILDING DIMENSIONS						
CAN=[YR=2016] W76 S14 BAS=[YR=2016] S17 D30 R13						
CAN=[YR=2016] W3 S15 E56 N15 W3 FST=[YR=2016] U3 R1 W5 S3						
E4\$ W4 S3 W42 N3 W4\$ E4 S3 E42 N6 E5 U27 R12 N17 W17 N2 W42						
S2 W17\$ E17 N2 E42 S2 E17 N14\$ PTR=E125BAS=[YR=2016] W35 N2						
W15 S2 W34 N2 W14 S14 CAN=[YR=2016] W3 PTO=[YR=2016] W4 S10						
E4 N10\$ S10 E3 N10\$ S10 W3 S13 E22 N3 E29 S2 E15 N2 E35						
N32\$W125\$ PTR= W200 BAS=[YR=2016] E35 N2 E15 S2 E34 N2 E14						
S14 CAN=[YR=2016] E3 PTO=[YR=2016] E4 S10 W4 N10\$ S10 W3						
N10\$ S10 E3 S13 W22 N3 W29 S2 W15 N2 W35 N32\$ E200\$.						

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	5.80	AC		1.00	1.00	0.90	555.00	499.50	2,897							
2	007400	C	HOME AGED	0		OR	0.00	0.00	19.10	AC		1.00	1.00	0.90	7,500.00	6,750.00	128,925							
3	009606	C	CONSERVATION	0		OR	0.00	0.00	10.59	AC		1.00	1.00	1.00	25.00	25.00	265							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.80	AC		1.00	1.00	1.00	15,000.00	15,000.00	87,000							

TOTALS		11,862		10,551	1,263,456
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TOTALS		11,862		10,551	1,263,456
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	02	SHED	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	02	F.NOT SUS	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures		0	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		1	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	7400 HOMES FOR THE AGED		
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	372	100	372
			SUBAREA MARKET VALUE
			10,763
TOTALS	372		372
			10,763

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE - 0% - 0					Heated Area: 372		HX Base Yr				
TOTALS											

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		2,993,739
TOTAL MARKET OB/XF VALUE		303,250
TOTAL LAND VALUE - MARKET		216,190
TOTAL MARKET VALUE		3,429,076
SOH/AGL Deduction		494,688
ASSESSED VALUE		2,934,388
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,934,388
TOTAL JUST VALUE		3,513,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,605,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1915/1774	5/06/2014	QC	U	V	11	100
GRANTOR: ADKINS DOUGLAS D & JA						
GRANTEE: DAYSRING HEALTH LL						
1915/1771	5/06/2014	QC	U	I	11	100
GRANTOR: ADKINS DOUGLAS D & JA						
GRANTEE: DAYSRING HEALTH LL						

553702 US HWY 1, HILLIARD
 BLD DATE 04/29/2021 KK LGL DATE 03/21/2023
 XF DATE 04/29/2021 KK LAND DATE
 INC DATE AG DATE DC

EXTRA FEATURES															OB/XF MKT VALUE	NOTES	
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
11	0819	CONC 12"	0	0	0	0	80.00	SF	9.50	9.50	100	2016	2016	3	96	730	
12	0819	CONC 12"	0	0	12	5	60.00	SF	9.50	9.50	100	2016	2016	3	96	547	
13	0819	CONC 12"	0	0	10	5	50.00	SF	9.50	9.50	100	2016	2016	3	96	456	
14	0810	CONCRETE A	0	0	0	0	50.00	SF	6.50	6.50	100	2016	2016	3	96	312	
15	0966	FIRE SPRNK	0	0	0	0	10,014.00	SF	3.00	3.00	100	2016	2016	3	96	28,840	
16	1123	CB 8"	0	0	0	0	168.00	SF	6.15	6.15	100	2017	2017	3	97	1,002	
17	0812	CONCRETE C	0	0	0	0	2,428.00	SF	4.00	4.00	100	2020	2020	3	99	9,615	
18	0811	CONCRETE B	0	0	31	18	558.00	SF	5.20	5.20	100	2020	2020	3	99	2,873	
19	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2020	2020	3	99	50	
20	0810	CONCRETE A	0	0	36	10	360.00	SF	6.50	6.50	100	2020	2020	3	99	2,317	
TOTAL OB/XF																46,742	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2016] W31 S12 E31 N12\$.											

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

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	21	STONE 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		89 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		42 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7403	04	14,010	102.2380	125.24	1,754,612	2020	2020	0	0	2.00	98.00

3 ASSIST LIV - 0% - 0

Heated Area: 13235 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		2,993,739
TOTAL MARKET OB/XF VALUE		303,250
TOTAL LAND VALUE - MARKET		216,190
TOTAL MARKET VALUE		3,429,076
SOH/AGL Deduction		494,688
ASSESSED VALUE		2,934,388
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,934,388
TOTAL JUST VALUE		3,513,179
INCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		3,605,092

Quality	03	Quality Level 03
DOR CODE	7400	HOMES FOR THE AGED
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	13,235	100	13,235	1,624,400
CAN	100	30	30	3,682
CAN	125	30	38	4,664
CAN	1,074	30	322	39,520
CAN	1,132	30	340	41,730
FST	18	50	9	1,104
FST	72	50	36	4,419
TOTALS	15,756		14,010	1,719,520

BLD DATE	04/29/2021	KK	LGL DATE	
XF DATE	04/29/2021	KK	LAND DATE	03/21/2023
INC DATE			AG DATE	

553702 US HWY 1, HILLIARD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1915/1774	5/06/2014	QC	U	V	11	100
GRANTOR: ADKINS DOUGLAS D & JA						
GRANTEE: DAYSRING HEALTH LL						
1915/1771	5/06/2014	QC	U	I	11	100
GRANTOR: ADKINS DOUGLAS D & JA						
GRANTEE: DAYSRING HEALTH LL						

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
21	0418	EXHST FAN	0	0	0	1.00	UT	400.00	400.00	100	2020	2020	3	90	360	
22	0810	CONCRETE A	0	0	12	5	SF	6.50	6.50	100	2020	2020	3	99	386	
23	0810	CONCRETE A	0	0	0	0	SF	6.50	6.50	100	2020	2020	3	99	579	
24	0424	CL FNC 6'	0	0	0	0	LF	23.00	23.00	100	2020	2020	3	96	15,831	
25	0463	FENCE GATE	0	0	0	0	UT	300.00	300.00	100	2020	2020	3	96	576	
26	0462	ST/AL FNC	0	0	24	6	SF	10.00	10.00	100	2016	2016	3	81	1,166	
27	0092	AUTO GATE	0	0	0	0	UT	3,500.00	3,500.00	100	2020	2020	3	90	6,300	
28	0462	ST/AL FNC	0	0	0	0	SF	10.00	10.00	100	2020	2020	3	93	41,515	
29	0966	FIRE SPRNK	0	0	0	0	SF	3.00	3.00	100	2020	2020	3	99	39,308	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020]	W12 N3 W12 S3 W23 N3 W12 S3 W12 S2 W9 N2 W9 S2 W20 N2 W9 S2 W9 N24 CAN=[YR=2020] N20 W77 S20 FST=[YR=2020] S12 E6 N12 W6 \$ E21 N12 E34 S12 E22\$ W22 N12 W34 S12 W15 S12 W6 S11 W22 N4 W15 CAN=[YR=2020] N1 W20 S5 E20 N4\$ S4 W20 N4 W12 CAN=[YR=2020] N1 W25 S5 E25 N4\$ S4 W25 N5 W12 S25 W1 S14 E11 S2 E9 N2 E20 S2 E9 N2 E58 CAN=[YR=2020] S16 E77 N16 W17 S4 W44 N4 FST=[YR=2020] W5 N3 E6 S3 W1\$ E1 N3 W6 S3 W11\$ E16 S4 E44 N4 E68 S2 E9 N2 E21 S2 E15 N2 E9 S2 E21 N21 E1 N16\$.

LAND DESCRIPTION		TOTAL OB/XF															106,021							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV