PT OF SW 1/4
IN OR 2424/1960
EX R/W OR 252/346

NORTH NASSAU HOLDING LLC
28714 YELLOW ROSE LN
HILLIARD, FL 32046

2024

32-4N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

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
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

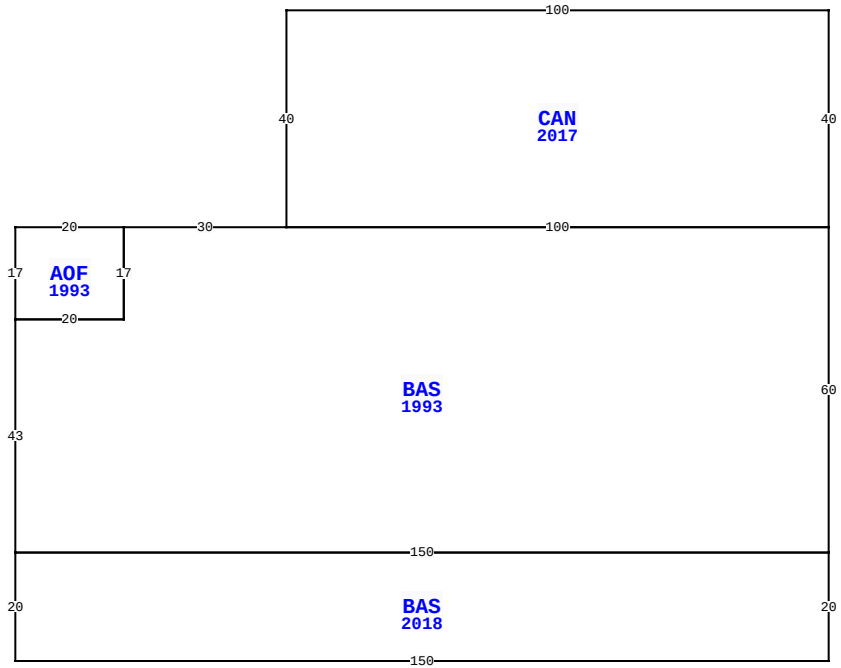
DOR CODE	4300	LUMBER YARD	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	340	185	629	14,632
BAS	8,660	100	8,660	201,449
BAS	3,000	100	3,000	69,786
CAN	4,000	30	1,200	27,914
TOTALS	16,000		13,489	313,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	13,489	84.7392	38.77	522,969	1993	1995	0	0	0	40.00	60.00

2 STOR WAREH – 0% - 0 Heated Area: 12000 HX Base Yr



552894 US HWY 1, HILLIARD

BLD DATE	07/29/2022	KK	LGL DATE	
XF DATE	07/29/2022	KK	LAND DATE	07/29/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	603,023
TOTAL MARKET OB/XF VALUE	71,163
TOTAL LAND VALUE - MARKET	131,050
TOTAL MARKET VALUE	805,236
SOH/AGL Deduction	87,655
ASSESSED VALUE	717,581
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	717,581
TOTAL JUST VALUE	805,236
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	840,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005451	CO ISSUED	0	05/24/2019
18006894	XFOB-WAREHSE-BLD	154,576	10/10/2018
18003416	XFOB-WAREHOUSE	165,948	05/22/2018
17007339	XFOB-OPEN LEAN TO	89,636	08/14/2017
3936	REPAIR/RRF	36,652	03/11/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/1960	12/30/2020	WD	U	I	30	600,000
GRANTOR: GEIGER LOGGING INC						
GRANTEE: NORTH NASSAU HOLDIN						
2091/0038	11/18/2016	WD	Q	I	01	350,000
GRANTOR: FRANKLIN DEWEY W JR &						
GRANTEE: GEIGER LOGGING INC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2017] W100 S40 BAS=[YR=1993] W30 AOF=[YR=1993] W20 S17 E20 N17$ S17 W20 S43 BAS=[YR=2018] S20 E150 N20 W150$ E150 N60 W100$ E100 N40$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	0	24	20	480.00	SF	5.20	5.20	100	1979	1979	3	30	749	
2	0812	CONCRETE C	0	0	0	0	1,356.00	SF	4.00	4.00	100	1993	1993	3	66	3,580	
3	0681	POLE SHED	0	0	150	44	6,600.00	SF	15.00	15.00	100	1994	1994	3	20	19,800	
4	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1993	1993	3	20	160	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	225.00	225.00	100	1993	1993	3	32	72	
6	0810	CONCRETE A	0	0	0	0	358.00	SF	6.50	6.50	100	2019	2019	3	98	2,280	
7	0811	CONCRETE B	0	0	39	21	819.00	SF	5.20	5.20	100	2018	2018	3	97	4,131	
8	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2018	2018	3	100	200	
9	0812	CONCRETE C	0	0	100	40	4,000.00	SF	4.00	4.00	100	2018	2018	3	97	15,520	
10	0810	CONCRETE A	0	0	0	0	204.00	SF	6.50	6.50	100	2018	2018	3	97	1,286	

TOTAL OB/XF 47,778

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004300	C	LUMBER YRD	0	0004	CI	0.00	0.00	143,300.00	SF		1.00	1.00	1.00	0.50	0.50	71,650							
2	004900	C	OPEN STRGE	0		CI	0.00	0.00	5.94	AC		1.00	1.00	1.00	10,000.00	10,000.00	59,400							

REVIEW DATE 07/29/2022 BY KK Total Acres: 5.94 Total Land Value: 131,050 Market: 0 Agricultural: 0 Common: 131,050 PRINTED 08/06/2024 BY SYS

PT OF SW 1/4
IN OR 2424/1960
EX R/W OR 252/346

NORTH NASSAU HOLDING LLC
28714 YELLOW ROSE LN
HILLIARD, FL 32046

2024

32-4N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

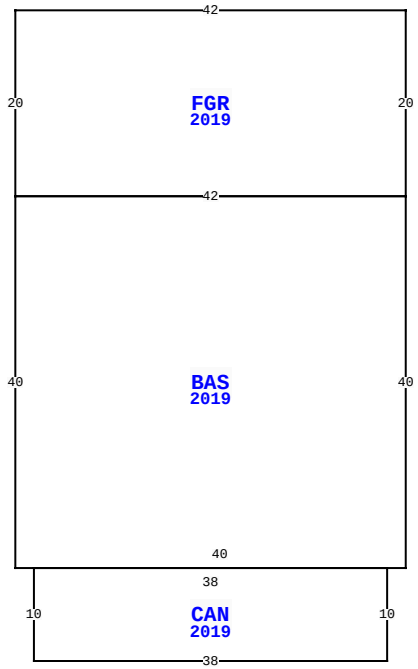
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	05	STEEL 100
Story Height		9 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4300	LUMBER YARD
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	200,548
CAN	380	30	114	13,608
FGR	840	60	504	60,164
TOTALS	2,900		2,298	274,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,298	85.9320	121.81	279,919	2019	2019	0	0	0	2.00	98.00

3 OFFICE 1&2 – 0% - 0 Heated Area: 1680 HX Base Yr



552894 US HWY 1, HILLIARD

BLD DATE	07/29/2022 KK	LGL DATE	
XF DATE	07/29/2022 KK	LAND DATE	07/29/2022 KK
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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TOTAL MARKET VALUE	805,236
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ASSESSED VALUE	717,581
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	717,581
TOTAL JUST VALUE	805,236
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	840,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2424/1960	12/30/2020	WD	U	I	30	600,000
GRANTOR: GEIGER LOGGING INC						
GRANTEE: NORTH NASSAU HOLDIN						
2091/0038	11/18/2016	WD	Q	I	01	350,000
GRANTOR: FRANKLIN DEWEY W JR &						
GRANTEE: GEIGER LOGGING INC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W42 S20 BAS=[YR=2019] S40 E2 CAN=[YR=2019]
S10 E38 N10 W38$ E40 N40 W42$ E42 N20$.

EXTRA FEATURES

LN	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	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	
12	0812	CONCRETE C	0	0	0	0	2,700.00	SF	4.00	4.00	100	2018	2018	3	97	10,476	
13	0474	VF 4 RAIL	0	0	0	0	1,675.00	LF	6.94	6.94	100	2018	2018	3	94	10,923	
14	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2018	2018	3	94	1,410	

LAND DESCRIPTION

TOTAL OB/XF 23,385

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/29/2022 BY KK Total Acres: 5.94 Total Land Value: 131,050 Market: 0 Agricultural: 0 Common: 131,050 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 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	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

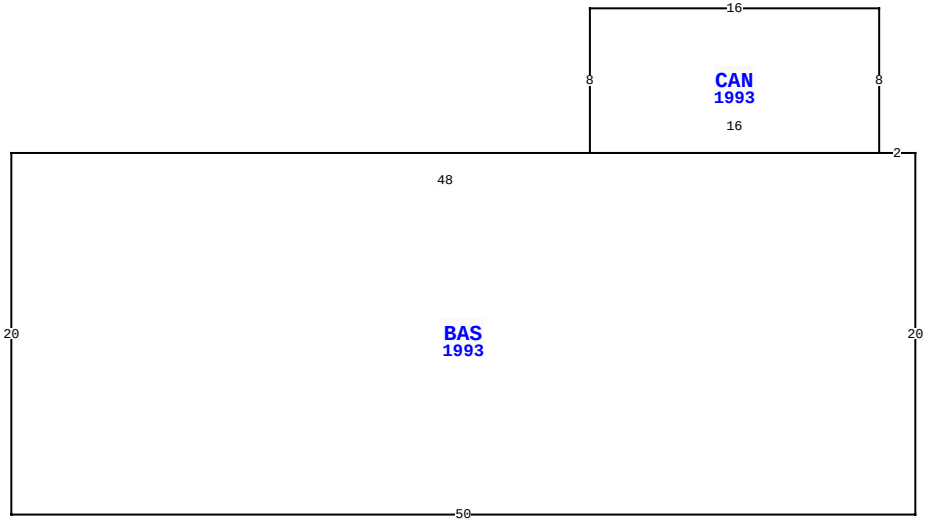
DOR CODE	4300	LUMBER YARD	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	14,375
CAN	128	30	38	547
TOTALS	1,128		1,038	14,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	04	1,038	60.8475	28.75	29,842	1985	1985	0	0	0	50.00	50.00

4 GARAGE – 0% - 0 Heated Area: 1000 HX Base Yr



552894 US HWY 1, HILLIARD

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XF DATE	07/29/2022	KK	LAND DATE	07/29/2022 KK
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: NORTH NASSAU HOLDIN						
2091/0038	11/18/2016	WD	Q	I	01	350,000
GRANTOR: FRANKLIN DEWEY W JR &						
GRANTEE: GEIGER LOGGING INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 CAN=[YR=1993] N8 W16 S8 E16$ W48 S20 E50 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/29/2022 BY KK Total Acres: 5.94 Total Land Value: 131,050 Market: 0 Agricultural: 0 Common: 131,050 PRINTED 08/06/2024 BY SYS