PT OF LOT 6 (S-1 & S-2) &
PT OF LOT 7 (S-5)
IN OR 2479/1303

SIMMONS & CO INC
553027 US HWY 1
HILLIARD, FL 32046

2024

32-4N-24-2020-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

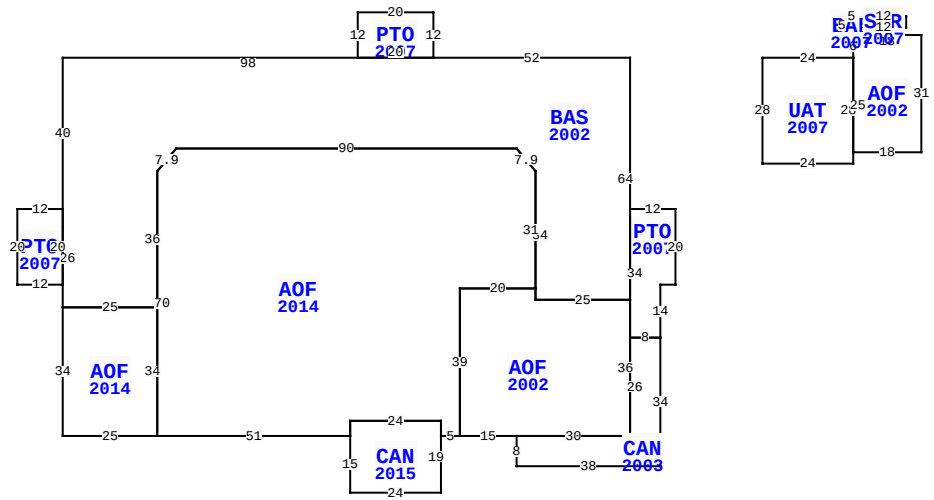
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		16 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	558	185	1,032	32,089
AOF	1,680	185	3,108	96,642
AOF	850	185	1,572	48,881
AOF	6,694	185	12,384	385,077
BAL	25	15	4	125
BAS	5,680	100	5,680	176,618
CAN	512	30	154	4,788
CAN	456	30	137	4,260
PTO	240	5	12	373
PTO	240	5	12	373
TOTALS	17,995		24,184	751,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	24,184	74.6928	34.17	826,367	2002	2012	0	0	0	9.00	91.00

1 STOR WAREH – 0% - 0 Heated Area: 15529 HX Base Yr



** This building has 13 Sub-Areas

553027 US HWY 1, HILLIARD

BLD DATE	10/02/2020	KK	LGL DATE		
XF DATE	10/02/2020	KK	LAND DATE	10/02/2020	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	751,994
TOTAL MARKET OB/XF VALUE	38,123
TOTAL LAND VALUE - MARKET	49,400
TOTAL MARKET VALUE	839,517
SOH/AGL Deduction	15,286
ASSESSED VALUE	824,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	824,231
TOTAL JUST VALUE	839,517
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	878,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170120	REPAIR/RRF	0	06/22/2017
R12451	REPAIR/RRF	2,000	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/1303	7/14/2021	QC	U	I	11	1,072,500
GRANTOR: 553027 HOLDINGS LLC						
GRANTEE: SIMMONS & CO INC						
2166/0765	12/26/2017	WD	Q	I	01	695,000
GRANTOR: FRANKLIN MICHAEL C &						
GRANTEE: 553027 HOLDINGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W52 PTO=[YR=2007] N12 W20 S12 E20$ W98 S40
PTO=[YR=2007] W12 S20 E12 N20$ S26 AOF=[YR=2014] S34 E25
AOF=[YR=2014] E51 CAN=[YR=2015] S15 E24 N19 W24 S4$ N4 E24
S4 E5 AOF=[YR=2002] E15 CAN=[YR=2003] S8 E38 N34
PTO=[YR=2007] N14 E4 N20 W12 S34 E8$ W8 S26 W30$ E30 N36 W25
N3 W20 S39$ N39 E20 N31 U6 L5 W90 D6 L5 S70$ N34 W25$ E25
N36 U6 R5 E90 D6 R5 S34 E25 N64$ PTR= E35 UAT=[YR=2007]
E24 AOF=[YR=2002] N6 BAL=[YR=2007] W3 N5 E5 STR=[YR=2007]
E12 S3 W12 N3$ S5 W2$ E18 S31 W18 N25$ S28 W24 N28$ W35$.

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	0812	CONCRETE C	0	0	0	0	4,260.00	SF	4.00	4.00	100	2002	2002	3	82	13,973	
2	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2002	2002	3	100	300	
3	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2002	2002	3	86	194	
4	6001	ROLLUP DR	0	0	0	20	4.00	UT	400.00	400.00	100	2002	2002	3	20	320	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
6	0978	SECURTY LT	0	0	0	0	5.00	UT	225.00	225.00	100	2002	2002	3	58	653	
7	0424	CL FNC 6'	0	0	0	0	663.00	LF	20.00	20.00	100	2002	2002	3	58	7,691	
8	0465	FNC GT 15'	0	0	0	0	2.00	UT	450.00	450.00	100	2002	2002	3	58	522	
9	0424	CL FNC 6'	0	0	0	0	599.00	LF	20.00	20.00	100	2012	2012	3	83	9,943	
10	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2012	2012	3	83	747	

TOTAL OB/XF 36,143

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	001100	C	STORE 1FLR	0	0004	CI	0.00	0.00	2.47	AC		1.00	1.00	1.00	20,000.00	20,000.00	49,400							

REVIEW DATE 10/02/2020 BY KK Total Acres: 2.47 Total Land Value: 49,400 Market: 0 Agricultural: 0 Common: 49,400 PRINTED 08/06/2024 BY SYS

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PT OF LOT 7 (S-5)
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BUILDING NOTES

BUILDING DIMENSIONS

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	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2012	2012	3	55	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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 10/02/2020 BY KK Total Acres: 2.47 Total Land Value: 49,400 Market: 0 Agricultural: 0 Common: 49,400 PRINTED 08/06/2024 BY SYS