LOT 7 W OF HWY
IN OR 2479/1301
EX S-5

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

2024

32-4N-24-2020-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

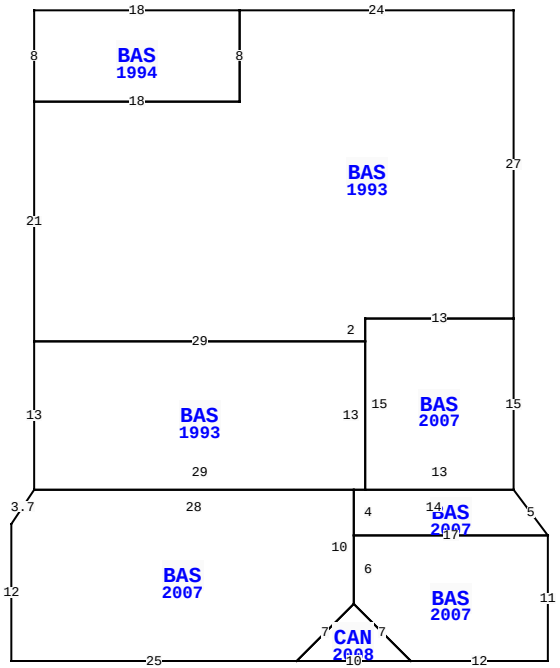
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	05	STEEL 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
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
BAS	377	100	377	34,109
BAS	1,048	100	1,048	94,816
BAS	144	100	144	13,028
BAS	62	100	62	5,609
BAS	175	100	175	15,833
BAS	195	100	195	17,643
BAS	435	100	435	39,356
CAN	25	30	8	724
TOTALS	2,461		2,444	221,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,444	93.3660	133.05	325,174	1954	1994	0	0	0	32.00	68.00

1 RETAILSTOR – 0% - 0 Heated Area: 2436 HX Base Yr



552995 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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	221,118
TOTAL MARKET OB/XF VALUE	7,691
TOTAL LAND VALUE - MARKET	14,400
TOTAL MARKET VALUE	243,209
SOH/AGL Deduction	15,230
ASSESSED VALUE	227,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,979
TOTAL JUST VALUE	243,209
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R046618	NEW CONSTR	800	01/07/2004
B0311053	NEW CONSTR	105,000	01/04/2003
B029927	FOUNDATION	8,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/1301	7/14/2021	QC	U	I	11	100
GRANTOR: RHODEN ARNOLD L JR &						
GRANTEE: SIMMONS & CO INC						
2191/0673	3/14/2018	WD	U	I	40	170,000
GRANTOR: FRANKLIN MICHAEL C &						
GRANTEE: RHODEN ARNOLD LEWIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 BAS=[YR=1994] W18 S8 E18 N8$ S8 W18 S21 BAS=[YR=1993] S13 BAS=[YR=2007] D3 L2 S12 E25 CAN=[YR=2008] E10 BAS=[YR=2007] E12 N11 BAS=[YR=2007] U4 L3 BAS=[YR=2007] N15 W13 S15 E13$ W14 S4 E17$ W17 S6 R5 D5 $ U5 L5 L5 D5 $ U5 R5 N10 W28$ E29 N13 W29$ E29 N2 E13 N27$.

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	0424	CL FNC 6'	0	0	0	0	172.00	LF	20.00	20.00	100	2002	2002	3	58	1,995	
2	0811	CONCRETE B	0	0	0	0	947.00	SF	5.20	5.20	100	2004	2004	3	84	4,136	
3	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2004	2004	3	88	110	
4	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2004	2004	3	22	792	
5	0972	ST LGHT UN	0	0	0	0	1.00	UT	1,265.00	1,265.00	100	2000	2000	3	52	658	

LAND DESCRIPTION

TOTAL OB/XF 7,691

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	0.48	AC		1.00	1.00	1.00	30,000.00	30,000.00	14,400							

REVIEW DATE 10/02/2020 BY KK Total Acres: 0.48 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 08/06/2024 BY SYS