

BLK 5 LOTS 2,3 & S1/2 OF R/W
LYING N THEREOF ABND BY
RES #2002-134

RHYSE PROPERTIES LLC
PO BOX 366
HILLIARD, FL 32046

2024

49-4N-25-4260-0005-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																	
Exterior Wall	15	CONC BLOCK 80								1101	04	1,036	87.8850	125.24	129,749	1956	1956	0	0	0	50.00	50.00																	
Exterior Wall	05	AVERAGE 20								1 RETAILSTOR - 0% - 0										Heated Area: 912										HX Base Yr									
Roof Structure	04	WOOD TRUSS 100																																					
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	04	PLYWOOD 100																																					
Interior Floor	03	CONC FNSH 100																																					
Ceiling	02	F.NOT SUS 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Fixtures	03	MASONRY 100																																					
Frame	03	MASONRY 100																																					
Story Height	8	100																																					
RMS	2	100																																					
Stories	1.	1. 100																																					
Units	0	100																																					
BUD8 Adjustme	04	DIST 01 100																																					
Occupancy	00	OWNER OCC 100																																					
Quality	03	Quality Level 03																																					
DOR CODE	1100	STORES, 1 STORY																																					
MAP NUM									MKT AREA								05																						
NEIGHBORHOOD/LOC	5003.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	912	100	912	57,110																																			
UST	270	40	108	6,763																																			
UST	15	40	6	376																																			
UST	25	40	10	626																																			
TOTALS	1,222		1,036	64,874																																			
EXTRA FEATURES																									377990 KINGS FERRY RD, HILLIARD														
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			1,792.00	SF	2.00				1,792																								
2	0811	CONCRETE B	0	0	0	0			768.00	SF	5.20				839																								
3	0418	EXHST FAN	0	0	0	0			1.00	UT	400.00				80																								
4	0978	SECURTY LT	0	0	0	0			2.00	UT	225.00				90																								
LAND DESCRIPTION																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	CN	0.00	0.00	2.00	LT		1.00	1.00	0.85	50,000.00	42,500.00	85,000																						
REVIEW DATE 07/23/2021 BY KK Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS																																							