

BLOCK 1 PT OF LOTS 1 & 2
IN OR 2539/882
TOWN OF HILLIARD

MOUNTJOY REAL ESTATE LLC
3100 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

08-3N-24-2380-0001-0011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	3	100
Frame	05	STEEL 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	01	Quality Level 01
DOR CODE	1100	STORES, 1 STORY

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,088	100	1998	7,088	401,731
CAN	32	30	1999	10	567
CAN	480	30	1999	144	8,162
FST	912	50	1999	456	25,845
TOTALS	8,512			7,698	436,304

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	16,526.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	730.00	SF	4.00	4.00	
3	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	
4	0810	CONCRETE A	0	0	0	0	256.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0004	C-1	150.00	341.00	51,150.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM
1101	04	7,698	70.0500	97.72	752,249	1998	1998	0	0	15	27.00
1 RETAILSTOR - 0% - 2023 Heated Area: 7088 HX Base Yr											
551513 US HWY 1, HILLIARD											

BLD DATE	02/25/2022	KK	LGL DATE	
XF DATE	02/25/2022	KK	LAND DATE	
INC DATE			AG DATE	
04/29/2025				DC

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		436,304	
TOTAL MARKET OB/XF VALUE		20,440	
TOTAL LAND VALUE - MARKET		127,875	
TOTAL MARKET VALUE		584,619	
SOH/AGL Deduction		0	
ASSESSED VALUE		584,619	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		584,619	
TOTAL JUST VALUE		584,619	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		583,920	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120017	SIGN	2,400	02/27/2012
20110246	SIGN	2,400	10/19/2011
9805085	NEW CONSTR	0	05/28/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2539/0882	2/01/2022	WD	Q	I	01
GRANTOR: JOHNSON FLEET AND FAR					
GRANTEE: MOUNTJOY REAL ESTAT					
1717/0603	12/28/2010	WD	U	I	37
GRANTOR: TINDALL JO ANN					
GRANTEE: JOHNSON'S MANAGEMEN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W68 FST=[YR=1999] W12 S50 CAN=[YR=1999] W4 S8 E4 N8\$ S26 E12 N76\$ S76 W12 S24 CAN=[YR=1999] S6 E80 N6 W80\$ E80 N100\$.											