BLOCK 5 LOT 4 &
BLOCK 7 S24 FT OF LOT 1
IN OR 2114/47

TAU SOUTH LLC
C/O REALTY INCOME CORPORATION, ATTN: PM DEPT # 3589
SAN DIEGO, CA 92130

2025

08-3N-24-2380-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

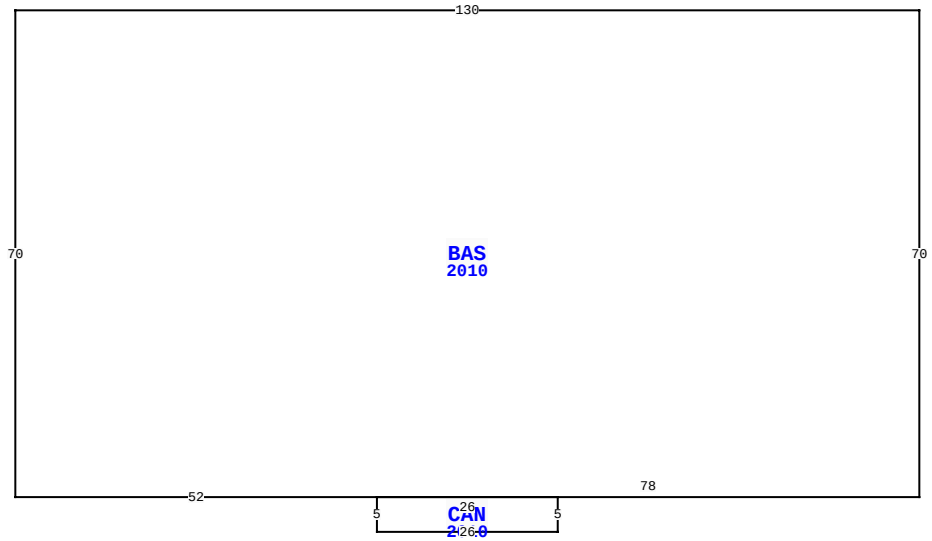
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		15 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	9,100	100	2010	9,100	1,078,377
CAN	130	30	2010	39	4,622
TOTALS	9,230			9,139	1,082,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	9,139	94.3836	131.67	1,203,332	2010	2010	0	0	0	10.00	90.00

2 RETAILSTOR – 0% - 0 Heated Area: 9100 HX Base Yr



551609 US HWY 1, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,082,999
TOTAL MARKET OB/XF VALUE	71,987
TOTAL LAND VALUE - MARKET	169,596
TOTAL MARKET VALUE	1,324,582
SOH/AGL Deduction	161,666
ASSESSED VALUE	1,162,916
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,162,916
TOTAL JUST VALUE	1,324,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,337,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100020	SIGN	25,000	03/25/2010
20100018	DEMOLITION	0	02/19/2010
20100019	NEW CONSTR	690,000	02/19/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2114/0047	4/07/2017	QC	U	I	11	100
GRANTOR: ARC DGHLDFL001 LLC						
GRANTEE: TAU SOUTH LLC						
1714/1628	12/08/2010	WD	U	I	40	1,312,100
GRANTOR: MVG-REH(JAX-HILLIARD)						
GRANTEE: ARC DGHLDFL001 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W130 S70 E52 CAN=[YR=2010] S5 E26 N5 W26$ E78 N70$.

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	0803	ASPHALT C	0	0	0	0	16,404.00	SF	2.00	2.00	100	2010	2010	3	64	20,997	
2	0810	CONCRETE A	0	0	18	18	324.00	SF	6.50	6.50	100	2010	2010	3	90	1,895	
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2010	2010	3	76	1,923	
4	0446	BOX FNC 6'	0	0	0	0	52.00	LF	20.00	20.00	100	2010	2010	3	40	416	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	76	456	
6	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2010	2010	3	100	600	
7	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2010	2010	3	40	1,000	
8	0422	CL FNC 4'	0	0	0	0	396.00	LF	15.00	15.00	100	2010	2010	3	76	4,514	
9	0400	CONC CURB	0	0	0	0	571.00	LF	15.00	15.00	100	2010	2010	3	93	7,965	
10	0978	SECURTY LT	0	0	0	0	6.00	UT	225.00	225.00	100	2010	2010	3	76	1,026	

TOTAL OB/XF 40,792

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	C-1	-234.00	198.00	48,456.00	SF		1.00	1.00	1.00	3.50	3.50	169,596							

REVIEW DATE 02/25/2022 BY KK Total Acres: 0.00 Total Land Value: 169,596 Market: 0 Agricultural: 0 Common: 169,596 PRINTED 07/30/2025 BY SYS

BLOCK 5 LOT 4 &
BLOCK 7 S24 FT OF LOT 1
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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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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	0812	CONCRETE C	0	0	0	0	1,858.00	SF	4.00	4.00	100	2010	2010	3	90	6,689	
12	1126	CB/STC 8"	0	0	0	0	366.00	SF	8.00	8.00	100	2010	2010	3	90	2,635	
13	0810	CONCRETE A	0	0	0	0	429.00	SF	6.50	6.50	100	2010	2010	3	90	2,510	
14	0462	ST/AL FNC	0	0	44	3	132.00	SF	10.00	10.00	100	2010	2010	3	56	739	
15	1123	CB 8"	0	0	524	6	3,144.00	SF	6.15	6.15	100	2010	2010	3	90	17,402	
16	0446	BOX FNC 6'	0	0	0	0	49.00	LF	20.00	20.00	100	2016	2016	3	70	686	
17	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534	

TOTAL OB/XF 31,195

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

REVIEW DATE 02/25/2022 BY KK Total Acres: 0.00 Total Land Value: 169,596 Market: 0 Agricultural: 0 Common: 169,596 PRINTED 07/30/2025 BY SYS