BLOCK 6 LOTS 3 & 4 &
BLOCK 8 SE'LY 84FT LOTS 1 & 2
IN OR 1844/1670

SHARPE FAMILY INVESTMENTS LTD
100 CYPRESS LAGOON CT
PONTE VEDRA BEACH, FL 32082

2025

08-3N-24-2380-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

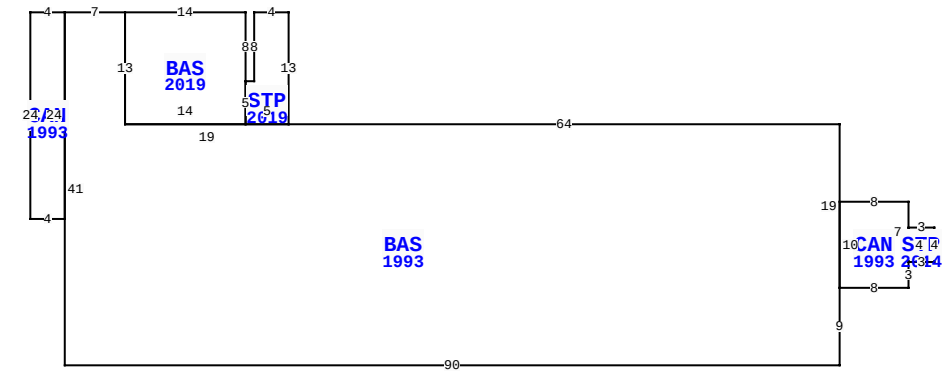
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	1900	PROFESSIONAL BLDG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,611	100	1993	2,611	109,936
BAS	182	100	2019	182	7,663
CAN	80	30	1993	24	1,010
CAN	96	30	1993	29	1,221
STP	12	10	2014	1	42
STP	57	10	2019	6	253
TOTALS	3,038			2,853	120,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	2,853	86.7672	140.35	400,419	1946	1980	0	0	0	70.00	30.00

1 MDL OFFICE – 0% - 0 Heated Area: 2793 HX Base Yr



551616 US HWY 1, HILLIARD

BLD DATE	12/05/2019 KK	LGL DATE	
XF DATE	12/05/2019 KK	LAND DATE	12/05/2019 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	664,234
TOTAL MARKET OB/XF VALUE	18,052
TOTAL LAND VALUE - MARKET	283,632
TOTAL MARKET VALUE	965,918
SOH/AGL Deduction	352,912
ASSESSED VALUE	613,006
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	613,006
TOTAL JUST VALUE	965,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	990,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0901001	SIGN	11,500	12/18/2008
B0808099	REPAIR/RRF	4,600	07/31/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1844/1670	2/25/2013	WD	U	I	17	250,000
GRANTOR: HILLIARD FIRST ASSEMB						
GRANTEE: SHARPE FAMILY INVES						
0492/0364	6/01/1986	WD	U	I		5,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 STP=[YR=2019] N13 W4 S8 W1 BAS=[YR=2019] N8 W14 S13 E14 N5$ S5 E5$ W19 N13 W7 CAN=[YR=1993] W4 S24 E4 N24$ S41 E90 N9 CAN=[YR=1993] E8 N3 STP=[YR=2014] E3 N4 W3 S4$ N7 W8 S10$ N19$.

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	1,054.00	SF	4.00	4.00	100	1980	1980	3	30	1,265	
2	0811	CONCRETE B	0	0	43	25	1,075.00	SF	5.20	5.20	100	1991	1991	3	59.5	3,326	
3	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1991	1991	3	28	126	
4	1127	BRICK 8"	0	0	0	0	72.00	SF	11.00	11.00	100	1946	1946	3	20	158	
5	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1995	1995	3	20	80	
6	0812	CONCRETE C	0	0	0	0	2,972.00	SF	4.00	4.00	100	1995	1995	3	68	8,084	
7	0810	CONCRETE A	0	0	0	0	341.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,319	
8	1127	BRICK 8"	0	0	0	0	142.00	SF	11.00	11.00	100	1984	1984	3	79	1,234	
9	0402	CONC BUMPE	0	0	0	0	12.00	UT	25.00	25.00	100	2014	2014	3	96	288	
10	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200	

TOTAL OB/XF 17,080

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	001901	C	MEDICAL OF	0	0004	C-1	0.00	0.00	94,544.00	SF		1.00	1.00	1.00	3.00	3.00	283,632							

REVIEW DATE 12/05/2019 BY KK Total Acres: 0.00 Total Land Value: 283,632 Market: 0 Agricultural: 0 Common: 283,632 PRINTED 07/30/2025 BY SYS

BLOCK 6 LOTS 3 & 4 &
BLOCK 8 SE'LY 84FT LOTS 1 & 2
IN OR 1844/1670

SHARPE FAMILY INVESTMENTS LTD
100 CYPRESS LAGOON CT
PONTE VEDRA BEACH, FL 32082

2025

08-3N-24-2380-0006-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		17 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

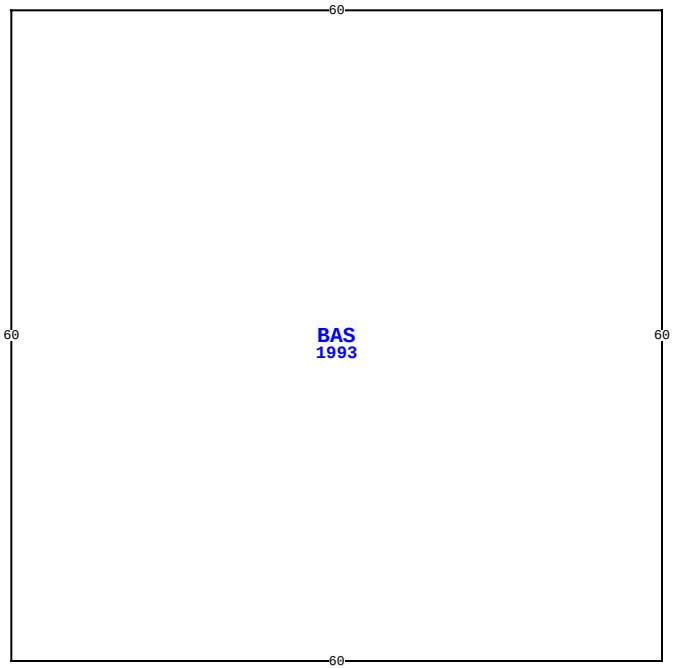
DOR CODE	1900	PROFESSIONAL BLDG	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100	1993	3,600	544,108
TOTALS	3,600			3,600	544,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	3,600	111.2400	179.93	647,748	1984	2005	0	0	0	16.00	84.00

2 MDL OFFICE – 0% - 0 Heated Area: 3600 HX Base Yr



551616 US HWY 1, HILLIARD

BLD DATE	12/05/2019	KK	LGL DATE	
XF DATE	12/05/2019	KK	LAND DATE	12/05/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	613,006
TOTAL JUST VALUE	965,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	990,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: HILLIARD FIRST ASSEMB						
GRANTEE: SHARPE FAMILY INVES						
0492/0364	6/01/1986	WD	U	I		5,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S60 E60 N60$.

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	0680	POLE SHED	0	0	20	18	360.00	SF	10.00	10.00	100	2000	2000	3	27	972	

LAND DESCRIPTION

TOTAL OB/XF 972

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 12/05/2019 BY KK Total Acres: 0.00 Total Land Value: 283,632 Market: 0 Agricultural: 0 Common: 283,632 PRINTED 07/30/2025 BY SYS