BLK 7 S 158.5FT OF N 186 FT OF
LOT 1 & E 120 FT OF N 181.5 FT
OF LOT 2

POPE GREGORY A & JAMIE/
551625 US HWY 1
HILLIARD, FL 32046

2025

08-3N-24-2380-0007-0013

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

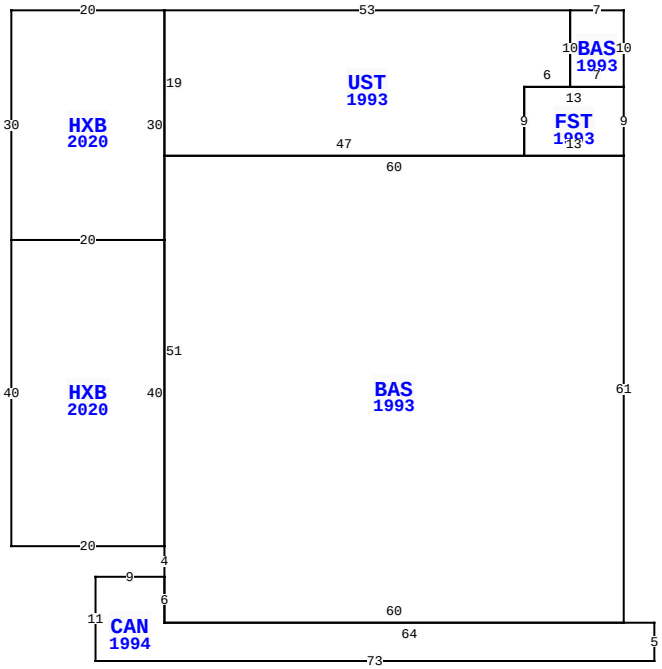
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
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	70	100	1993	70	3,276
BAS	3,660	100	1993	3,660	171,252
CAN	419	30	1994	126	5,896
FST	117	50	1993	58	2,714
HXB	600	100	2020	600	28,074
HXB	800	100	2020	800	37,432
UST	953	40	1993	381	17,827
TOTALS	6,619			5,695	266,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	5,695	67.0842	93.58	532,938	1971	1975	0	0	0	50.00	50.00

1 RETAILSTOR – 24.58% - 2021 Heated Area: 5130 HX Base Yr 2021



551625 US HWY 1, HILLIARD

BLD DATE	01/14/2020	KKA	LGL DATE	
XF DATE	01/14/2020	KKA	LAND DATE	04/29/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		360,657
TOTAL MARKET OB/XF VALUE		25,519
TOTAL LAND VALUE - MARKET		192,728
TOTAL MARKET VALUE		578,904
SOH/AGL Deduction		186,335
ASSESSED VALUE		392,569
TOTAL EXEMPTION VALUE	HX HB	33,279
BASE TAXABLE VALUE		359,290
TOTAL JUST VALUE		578,904
NCON VALUE		0
INCOME VALUE		3,368,187
PREVIOUS YEAR MKT VALUE		561,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200248	SWIM POOL	0	11/10/2020
9501014	REPAIR/RRF	2,000	01/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2472/1910	4/27/2021	WD	U	I	11	100
GRANTOR: POPE WINIFRED						
GRANTEE: POPE GREGORY & JAMI						
2027/0672	2/04/2016	QC	U	I	11	100
GRANTOR: POPE WINIFRED & GREGO						
GRANTEE: POPE WINIFRED 1/2 I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 UST=[YR=1993] W53 HXB=[YR=2020] W20 S30
HXB=[YR=2020] S40 E20 BAS=[YR=1993] S4 CAN=[YR=1994] W9 S11
E73 N5 W64 N6 $ S6 E60 N61 FST=[YR=1993] N9 W13 S9 E13 $ W60
S51 $ N40 W20 $ E20 N30 $ S19 E47 N9 E6 N10 $ S10 E7 N10 $.

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	100	0	0	22,068.00	SF	2.00	2.00	100	1980	1980	3	50	22,068	
2	0402	CONC BUMPE	0	100	0	0	14.00	UT	25.00	25.00	100	1980	1980	3	44	154	
3	0466	FNC GT 20'	0	100	0	0	1.00	UT	750.00	750.00	100	1980	1980	3	20	150	
4	0430	CL FNC 6B	0	100	0	0	770.00	LF	9.70	9.70	100	1980	1980	3	20	1,494	
5	0810	CONCRETE A	0	100	11	7	77.00	SF	6.50	6.50	100	1997	1997	3	72	360	
6	0464	FNC GT 10'	0	100	10	0	2.00	UT	350.00	350.00	100	2012	2012	3	81	567	
7	0466	FNC GT 20'	0	100	22	0	1.00	UT	750.00	750.00	100	1980	1980	3	20	150	
8	1242	WD DECK A	0	100	36	4	144.00	SF	10.00	10.00	100	2010	2010	3	40	576	

LAND DESCRIPTION

TOTAL OB/XF 25,519

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	0.00	0.00	55,065.00	SF		1.00	1.00	1.00	3.50	3.50	192,728							

REVIEW DATE 01/14/2020 BY KKA Total Acres: 1.26 Total Land Value: 192,728 Market: 0 Agricultural: 0 Common: 192,728 PRINTED 07/30/2025 BY SYS

BLK 7 S 158.5FT OF N 186 FT OF LOT 1 & E 120 FT OF N 181.5 FT OF LOT 2

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551625 US HWY 1
HILLIARD, FL 32046

2025

08-3N-24-2380-0007-0013

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

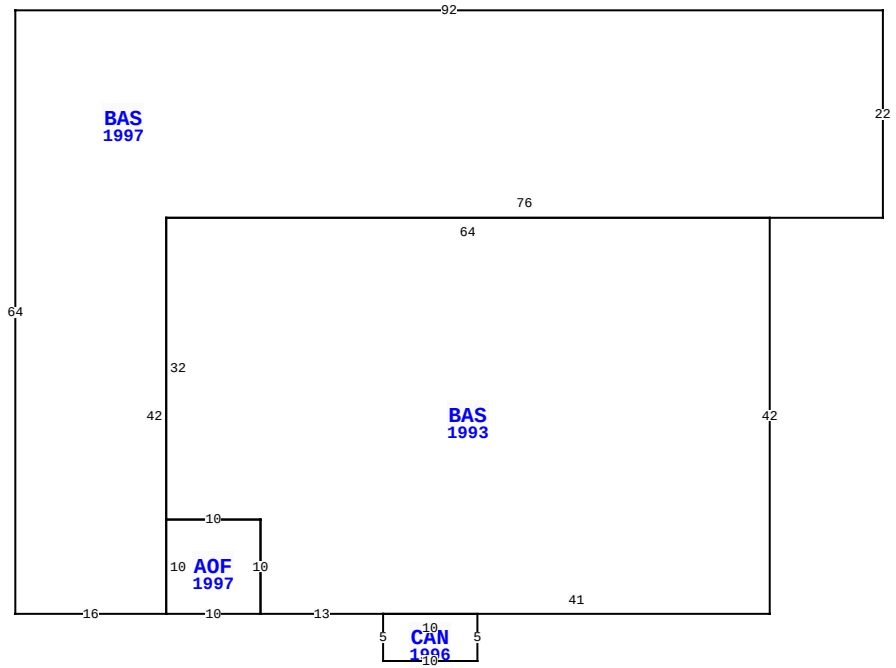
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 70
Interior Wall	04	PLYWOOD 30
Interior Floo	04	C ABOVE GD 80
Interior Floo	02	MIN PLYWD 20
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		7 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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
AOF	100	185	1997	185	3,178
BAS	2,588	100	1993	2,588	44,449
BAS	2,696	100	1997	2,696	46,304
CAN	50	30	1996	15	258
TOTALS	5,434			5,484	94,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	5,484	75.0851	34.35	188,375	1980	1992	0	0	0	50.00	50.00

2 STOR WAREH – 0% - 2021 Heated Area: 5384 HX Base Yr 2021



551625 US HWY 1, HILLIARD

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GRANTOR: POPE WINIFRED						
GRANTEE: POPE GREGORY & JAMI						
2027/0672	2/04/2016	QC	U	I	11	100
GRANTOR: POPE WINIFRED & GREGO						
GRANTEE: POPE WINIFRED 1/2 I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W92 S64 E16 AOF=[YR=1997] E10 BAS=[YR=1993] E13 CAN=[YR=1996] S5 E10 N5 W10 $ E41 N42 W64 S32 E10 S10 $ N10 W10 S10 $ N42 E76 N22 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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