BLOCK 8 PT OF LOTS 2 & 3
IN OR 2543/889
TOWN OF HILLIARD

HOLLEY MARCUS W/
P O BOX 940
HILLIARD, FL 32046

2025

08-3N-24-2380-0008-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

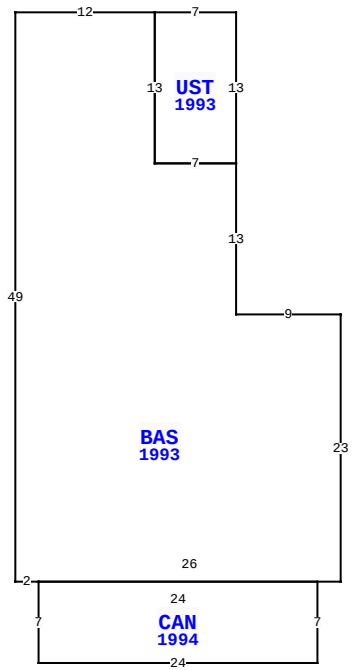
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 60
Roof Cover	03	COMP SHNGL 40
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		6 100
Stories	1.	1. 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	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,047	100	1993	1,047	24,100
CAN	168	30	1994	50	1,151
UST	91	40	1993	36	829
TOTALS	1,306			1,133	26,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	1,133	82.5032	115.09	130,397	1915	1915	0	0	30	50.00	20.00

1 RETAILSTOR – 0% - 2023 Heated Area: 1047 HX Base Yr



551630 US HWY 1, HILLIARD

BLD DATE	01/10/2020	KKA	LGL DATE		
XF DATE	01/10/2020	KKA	LAND DATE	01/10/2020	KKA
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	100
TOTAL MARKET OB/XF VALUE	1,024
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	85,124
SOH/AGL Deduction	0
ASSESSED VALUE	85,124
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,124
TOTAL JUST VALUE	85,124
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130024	COMMERCIAL ADDITI	0	03/14/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2543/0889	2/09/2022	WD	Q	I	01	83,000
GRANTOR: CLEMONS KIMBERLY						
GRANTEE: HOLLEY MARCUS W						
2543/0886	2/07/2022	WD	U	I	11	100
GRANTOR: LEWIS, ERIC & CYNTHIA						
GRANTEE: CLEMONS KIMBERLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N13 UST=[YR=1993] N13 W7 S13 E7$ W7 N13 W12 S49 E2 CAN=[YR=1994] S7 E24 N7 W24$ E26 N23 $.

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	0810	CONCRETE A	0	0	0	0	135.00	SF	6.50	6.50	100	2013	2013	3	93	816	
2	0446	BOX FNC 6'	0	0	0	0	26.00	LF	20.00	20.00	100	2010	2010	3	40	208	

LAND DESCRIPTION

TOTAL OB/XF 1,024

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	-200.00	200.00	40,000.00	SF		1.00	1.00	0.70	3.00	2.10	84,000							

REVIEW DATE 01/10/2020 BY KKA Total Acres: 0.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/30/2025 BY SYS