

L & B LANDS INC/
551876 U.S. HWY 1 STE 114
HILLIARD, FL 32046

08-3N-24-2380-0009-0021

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
Exterior Wall	15	CONC BLOCK 90								2501	06	6,142	79.5678	68.23	419,069	1951	1951	0	0	50.00	50.00	VALUATION BY					STANDARD																						
Exterior Wall	10	ABOVE AVG 10								1 SERV SHOP - 0% - 0										Heated Area: 5659										HX Base Yr										Tax Group: 3					Tax Dist:				
Roof Structure	04	WOOD TRUSS 100																												BUILDING MARKET VALUE					478,728														
Roof Cover	12	MODULAR MT 100																												TOTAL MARKET OB/XF VALUE					15,218														
Interior Wall	01	MINIMUM 80																												TOTAL LAND VALUE - MARKET					206,958														
Interior Wall	05	DRYWALL 20																												TOTAL MARKET VALUE					700,904														
Interior Floor	03	CONC FINSH 100																												SOH/AGL Deduction					192,124														
Ceiling	04	NONE 100																												ASSESSED VALUE					508,780														
Air Condition	01	NONE 100																												TOTAL EXEMPTION VALUE					0														
Heating Type	01	NONE 100																												BASE TAXABLE VALUE					508,780														
Plumbing	2	100																												TOTAL JUST VALUE					700,904														
Frame	03	MASONRY 100																												NCON VALUE					0														
Story Height	14	100																												INCOME VALUE																			
RMS	5	100																												PREVIOUS YEAR MKT VALUE					661,142														
Stories	1.	1. 100																												BOTH BLDGS ARE ATTACHED TOGETHER																			
Class	00	. 100																												HARVEST CHURCH OF HILLIARD @ 37601 W FIRST ST/ SPI																			
Units	0	100																																															
BUD8 Adjustme	03	DIST HI 100																																															
Occupancy	00	NONE 100																																															
DOR CODE	1100	STORES, 1 STORY																																															
MAP NUM		MKT AREA																																															
NEIGHBORHOOD/LOC	6002.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
AOF	236	185	2007	437	14,909																																												
BAS	720	100	2007	720	24,563																																												
BAS	2,795	100	2007	2,795	95,352																																												
BAS	864	100	2008	864	29,476																																												
BAS	1,044	100	2008	1,044	35,616																																												
CAN	68	30	2007	20	683																																												
CAN	875	30	2007	262	8,938																																												
TOTALS	6,602			6,142	209,534																																												
EXTRA FEATURES					37511 W FIRST ST, HILLIARD										BLD DATE 12/27/2024 KWX KWX LGL DATE 04/29/2025 DC																																		
															XF DATE 12/24/2024 KWX KWX LAND DATE																																		
															INC DATE										AG DATE																								
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																																
1	0812	CONCRETE C	0	0	0	0	12,533.00	SF	2.00	2.00	100	1980	1980	3	30	7,520																																	
2	0462	ST/AL FNC	0	0	0	0	345.00	SF	10.00	10.00	100	2007	2007	3	44	1,518																																	
3	0418	EXHST FAN	2	0	0	0	1.00	UT	400.00	400.00	100	2007	2007	3	27	108																																	
4	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2008	2008	3	72	324																																	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1970	1970	3	20	90																																	
6	0681	POLE SHED	2	0	23	7	161.00	SF	15.00	15.00	100	2001	2001	3	28	676																																	
7	0681	POLE SHED	2	0	9	6	54.00	SF	15.00	15.00	100	2001	2001	3	28	227																																	
8	0810	CONCRETE A	0	0	23	11	253.00	SF	6.50	6.50	100	2007	2007	3	87	1,431																																	
9	1123	CB 8"	0	0	46	6	276.00	SF	6.15	6.15	100	2007	2007	3	87	1,477																																	
10	0351	CARPORT MT	0	0	20	16	320.00	SF	6.60	6.60	100	2018	2018	3	78	1,647																																	
LAND DESCRIPTION										TOTAL OB/XF										15,018																													
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																								
1	001100	C	STORE 1FLR	0	0004		C-1	0.00	0.00	118,262.00	SF		1.00	1.00	0.50	3.50	1.75	206,958																															

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