

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

08-3N-24-2380-0009-0045

BUILDING CHARACTERISTICS

ELEMENTCD

CONC BLOCK 80
CB STUCCO 20

WOOD TRUSS 100
COMP SHNGL 100

DRYWALL 100
CONC FINSH 100

F.NOT SUS 100
CENTRAL 100

AIR DUCTED 100
3 100

MASONRY 100

8 100
2 100

1. 1. 100
0 100

03 DIST HI 100
00 NONE 100

03 Quality Level 03

1100STORES, 1 STORY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC6002.00

TOTALS1,3651,31390,176

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OBJ/XF MKT VALUENOTES

11126CB/STC 8"000032.00SF8.008.001001970197032051

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001100CSTORE 1FLR00004C-150.0075.003,750.00SF1.001.001.004.504.5016,875

REVIEW DATE07/22/2020BYKKA

Total Acres: 0.00Total Land Value: 16,875Market: 0Agricultural: 0Common: 16,875PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

1101041,31386.3730120.49158,203194219900043.0057.00

Heated Area: 1305HX Base Yr

BLD DATEXF DATEINC DATE07/22/202007/22/2020KKAKKALGL DATELAND DATEAG DATE04/29/2025DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE90,176

TOTAL MARKET OB/XF VALUE51

TOTAL LAND VALUE - MARKET16,875

TOTAL MARKET VALUE107,102

SOH/AGL Deduction15,836

ASSESSED VALUE91,266

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE91,266

TOTAL JUST VALUE107,102

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE111,208

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1351/19679/22/2005WDQI65,000

GRANTOR: REEVES PRESTON HEATIN

GRANTEE: L & B LANDS INC

0877/12594/06/1999WDQI60,000

GRANTOR: WELCH THOMAS L & CECE

GRANTEE: PRESTON REEVES HEAT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 BAS=[YR=1994] W20 S6 E10 S7 E10 N13\$ S13 W10 N7 W10 S38 E11 STP=[YR=1993] S5 E9 N5 W1 CAN=[YR=1994] U3 L2 W3 D3 L2 E7 \$ W8\$ E1 U3 R2 E3 D3 R2 E11 N44\$.