BLK 10 PT OF LOT 3 IN
OR 2650/25 BEING PARCEL "1"
TOWN OF HILLIARD PBK 1/28

ROASTED ROOSTER COFFEE COMPANY
551690 US HWY 1
HILLIARD, FL 32046

2025

08-3N-24-2380-0010-0033

BUILDING CHARACTERISTICS

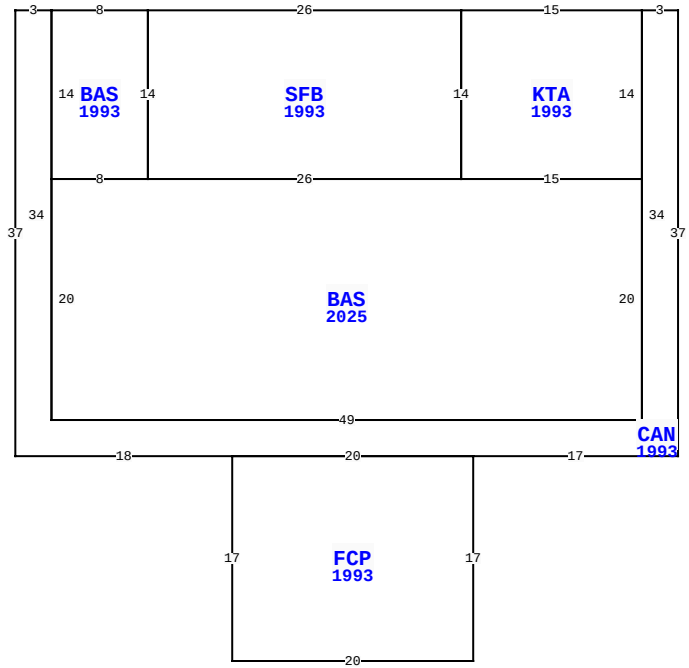
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	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	112	100	1993	112	8,323
BAS	980	100	2025	980	72,823
CAN	369	30	1993	111	8,248
FCP	340	30	1993	102	7,579
KTA	210	110	1993	231	17,165
SFB	364	80	1993	291	21,624
TOTALS	2,375			1,827	135,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,827	80.7077	112.59	205,702	1942	1990	0	0	0	34.00	66.00

1 RETAILSTOR – 0% - 2024 Heated Area: 1593 HX Base Yr



551690 US HWY 1, HILLIARD

BLD DATE	12/27/2024	KW	LGL DATE		
XF DATE	12/27/2024	KW	LAND DATE	04/29/2025	DC
INC DATE	02/16/2024	REA	AG DATE		

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	0811	CONCRETE B	0	0	0	0	550.00	SF	5.20	5.20	100	1980	1980	3	30	858	
2	0811	CONCRETE B	0	0	0	0	612.00	SF	5.20	5.20	100	1993	1993	3	64	2,037	
3	0476	VF 6 SBPL	0	0	0	0	60.00	LF	32.00	32.00	100	2016	2016	3	89	1,709	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	123,663
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	123,663
SOH/AGL Deduction	0
ASSESSED VALUE	123,663
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,663
TOTAL JUST VALUE	123,663
NCON VALUE	0
INCOME VALUE	123,663
PREVIOUS YEAR MKT VALUE	123,663

ALSO OWNS (IN BUSINESS OWNERS NAME) REAR SFR ON PR

ALSO OWNS ADJCNT PRCL 08-3N-24-2380-0010-0034 (GRA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20240273	REROOF	20,000	08/14/2024
20240185	4 TON AC UNIT WIT	11,500	01/01/2024
20240170	ADD ELECTRICAL SU	600	01/01/2024
20230342	GAS LINES	1,200	11/01/2023
20230303	11 PLUMBING FIXTU	11,396	11/01/2023
20170126	REPAIR/RRF	0	06/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/25	6/22/2023	WD	Q	I	05	182,000
GRANTOR: GUYNN GERALD J & DAPH						
GRANTEE: ROASTER ROOSTER COF						
1686/1317	7/01/2010	QC	U	I	11	100
GRANTOR: GUYNN CLARA N						
GRANTEE: GUYNN GERALD J & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-49,14] E8 E26 E15 S20 W49 N20 $
CAN=[YR=1993;ORIG=-49,0] W3 S37 E18 E20 E17 N37 W3 S34 W49 N34 $
SFB=[YR=1993;LABEL=storage;ORIG=-15,0] W26 S14 E26 N14 $
FCP=[YR=1993;ORIG=-34,37] S17 E20 N17 W20 $
KTA=[YR=1993;ORIG=0,0] W15 S14 E15 N14 $
BAS=[YR=1993;ORIG=-41,0] W8 S14 E8 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,156

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	60.00	90.00	5,400.00	SF		1.00	1.00	1.00	4.50	4.50	24,300							

REVIEW DATE 12/27/2024 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS