BLK 11 PT OF LOT 1 IN
OR 1394/1886,OR 1320/450
& OR 2615/737

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

2025

08-3N-24-2380-0011-0014

BUILDING CHARACTERISTICS

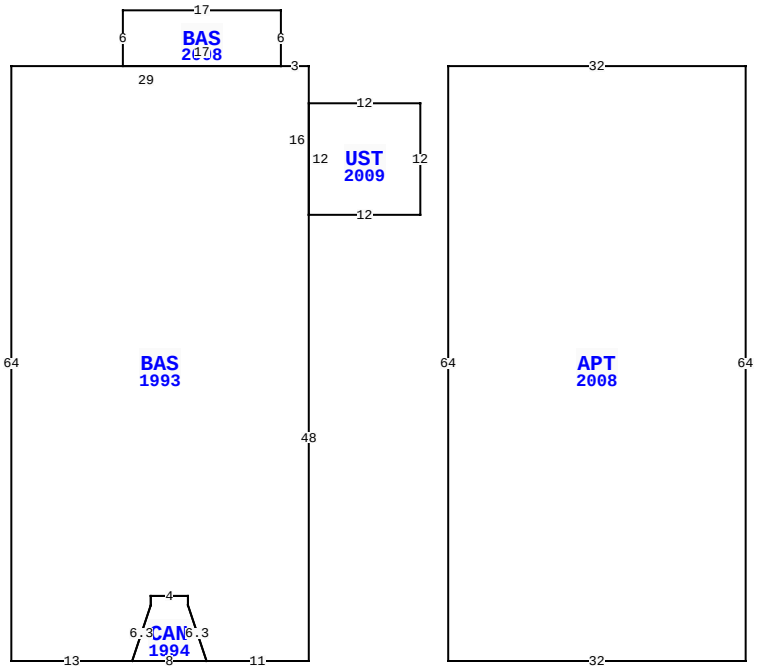
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		8 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	2,048	100	2008	2,048	178,629
BAS	2,008	100	1993	2,008	175,140
BAS	102	100	2008	102	8,897
CAN	40	30	1994	12	1,047
UST	144	40	2009	58	5,059
TOTALS	4,342			4,228	368,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	4,228	109.6950	153.02	646,969	1944	1990	0	0	0	43.00	57.00

2 RETAILSTOR – 0% - 0 Heated Area: 4158 HX Base Yr



551713 US HWY 1, HILLIARD

BLD DATE	01/22/2020	KKA	LGL DATE	
XF DATE	01/22/2020	KKA	LAND DATE	04/29/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	588,356
TOTAL MARKET OB/XF VALUE	20,304
TOTAL LAND VALUE - MARKET	45,450
TOTAL MARKET VALUE	654,110
SOH/AGL Deduction	104,357
ASSESSED VALUE	549,753
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	549,753
TOTAL JUST VALUE	654,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	678,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120097	SIGN	350	06/28/2012
20100083	SIGN	500	07/20/2010
20100062	OTHER	0	05/28/2010
20100061	ELEC OTHER	0	05/26/2010
B0906064	XFOB	0	06/10/2009
070817	REMODEL	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/0737	5/16/2022	WD	U	I	11	100
GRANTOR: GUYNN CLARA N						
GRANTEE: L & B LANDS INC						
1394/1886	3/10/2006	WD	U	I	19	50,000
GRANTOR: GUYNN TROY L & CLARA						
GRANTEE: L & B LANDS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 BAS=[YR=2008] N6 W17 S6 E17$ W29 S64 E13
CAN=[YR=1994] E8 U6 L2 N1 W4 S1 D6 L2 $ U6 R2 N1 E4 S1
D6 R2 E11 N48 UST=[YR=2009] E12 N12 W12 S12$ N16$ PTR= E15
APT=[YR=2008] E32 S64 W32 N64 $ W15 $.

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	897.00	SF	5.20	5.20	100	1997	1997	3	72	3,358	
2	0812	CONCRETE C	0	0	0	0	3,678.00	SF	4.00	4.00	100	2007	2007	3	87	12,799	
3	0812	CONCRETE C	0	0	35	26	897.00	SF	4.00	4.00	100	2006	2006	3	86	3,086	
4	0097	AWNING CN	0	0	0	0	24.00	SF	65.00	65.00	100	2013	2013	3	68	1,061	

LAND DESCRIPTION

TOTAL OB/XF 20,304

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	001200	C	STORE COMB	0	0004	C-1 -	0.00	0.00	10,100.00	SF		1.00	1.00	1.00	4.50	4.50	45,450							

REVIEW DATE 01/22/2020 BY KKA Total Acres: 0.00 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 07/30/2025 BY SYS

BLK 11 PT OF LOT 1 IN
OR 1394/1886,OR 1320/450
& OR 2615/737

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

2025

08-3N-24-2380-0011-0014

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		5 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

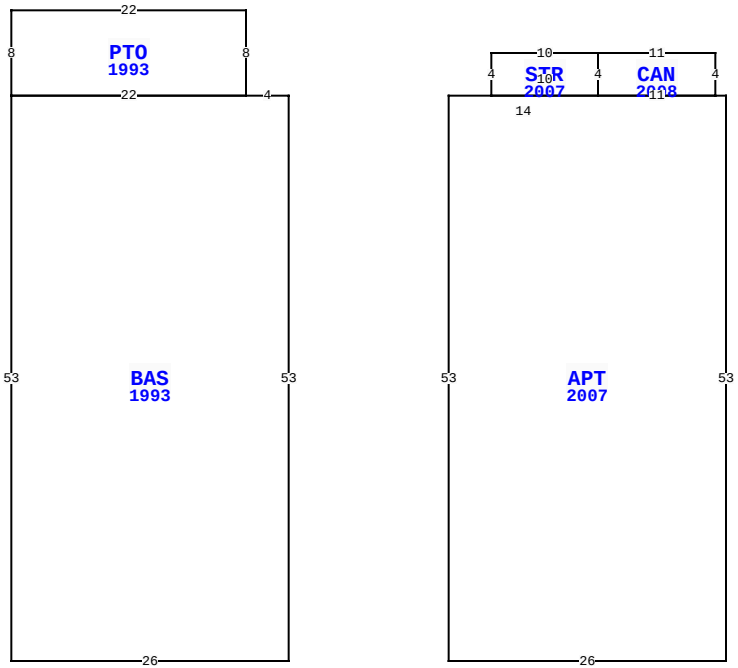
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,378	100	2007	1,378	108,766
BAS	1,378	100	1993	1,378	108,766
CAN	44	30	2008	13	1,026
PTO	176	5	1993	9	711
STR	40	10	2007	4	316
TOTALS	3,016			2,782	219,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,782	113.1624	157.86	439,167	1924	1980	0	0	0	50.00	50.00

3 RETAILSTOR – 0% - 0 Heated Area: 2756 HX Base Yr



551713 US HWY 1, HILLIARD

BLD DATE	01/22/2020	KKA	LGL DATE	
XF DATE	01/22/2020	KKA	LAND DATE	04/29/2025 DC
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	549,753
TOTAL JUST VALUE	654,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	678,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0601024	DEMOLITION	0	01/30/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2615/0737	5/16/2022	WD	U	I	11	100
GRANTOR: GUYNN CLARA N						
GRANTEE: L & B LANDS INC						
1394/1886	3/10/2006	WD	U	I	19	50,000
GRANTOR: GUYNN TROY L & CLARA						
GRANTEE: L & B LANDS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 PTO=[YR=1993] N8 W22 S8 E22 $ W22 S53 E26 N53 $ PTR= E15 APT=[YR=2007] S53E26N53W1 CAN=[YR=2008] N4W11S4E11$W11STR=[YR=2007] N4W10S4E10$W14$ W15$.

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

REVIEW DATE 01/22/2020 BY KKA Total Acres: 0.00 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 07/30/2025 BY SYS